



Argyll Road, Woolwich, SE18

Asking Price: £439,000

 Benham
& Reeves

Argyll Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well presented two bedroom, two bathroom apartment located in Building 50, Royal Arsenal Riverside. Situated on the upper raised ground floor and spanning an approximate 756 square feet this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. The reception room has floor to ceiling windows that lead directly onto a private balcony. The apartment also benefits from having a spacious storage cupboard off of the hallway and access to large terrace area from the principal bedroom.

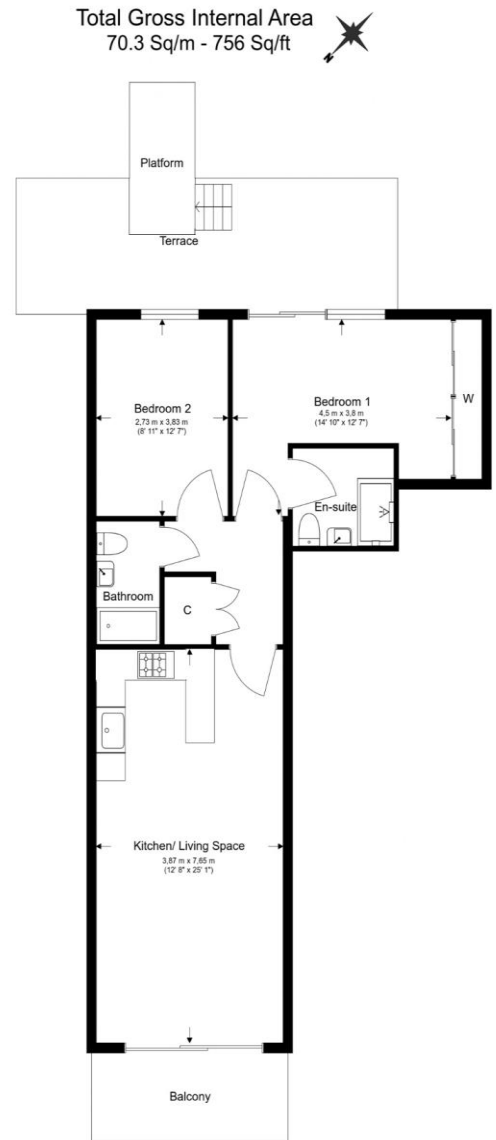
Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge as well as being positioned within walking distance of the River Thames. There are both Marks and Spencer's and Tesco supermarkets located in the development and there is a bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP also close by.





Property Features:

- Two bedrooms
- Two bathrooms
- Chain free
- 756 Square Feet (Approx.)
- Open Plan kitchen
- Terrace and Balcony
- Allocated Parking
- Residents Gym and 24 hours Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£439,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 975 Years Remaining
Ground Rent:	£200.00 (per annum) For the year 2024
Service Charge:	£4,026.00 (per annum) For the year 2024
Anticipated Rent:	£1,520.00 pcm Approx. 4.1% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: SUR230044

T: 020 7740 3050

E: surreyquays.sales@benhams.com

W: www.benhams.com

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