



# Building 45, Hopton Road, Royal Arsenal, SE18

Asking Price: £735,000

Benham  
& Reeves

# Building 45, Hopton Road, Royal Arsenal, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A very large three bedroom, two bathroom penthouse duplex apartment with river view, facing Canary Wharf. The flat is located in Building 45, Royal Arsenal Riverside, is situated on the 4th and 5th floors and spans an approximate 1431 square feet. This fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances. The main bedroom has an en-suite shower room and there are two additional well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room.

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.

Marks and Spencer's occupies the commercial unit below the development and there is large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.



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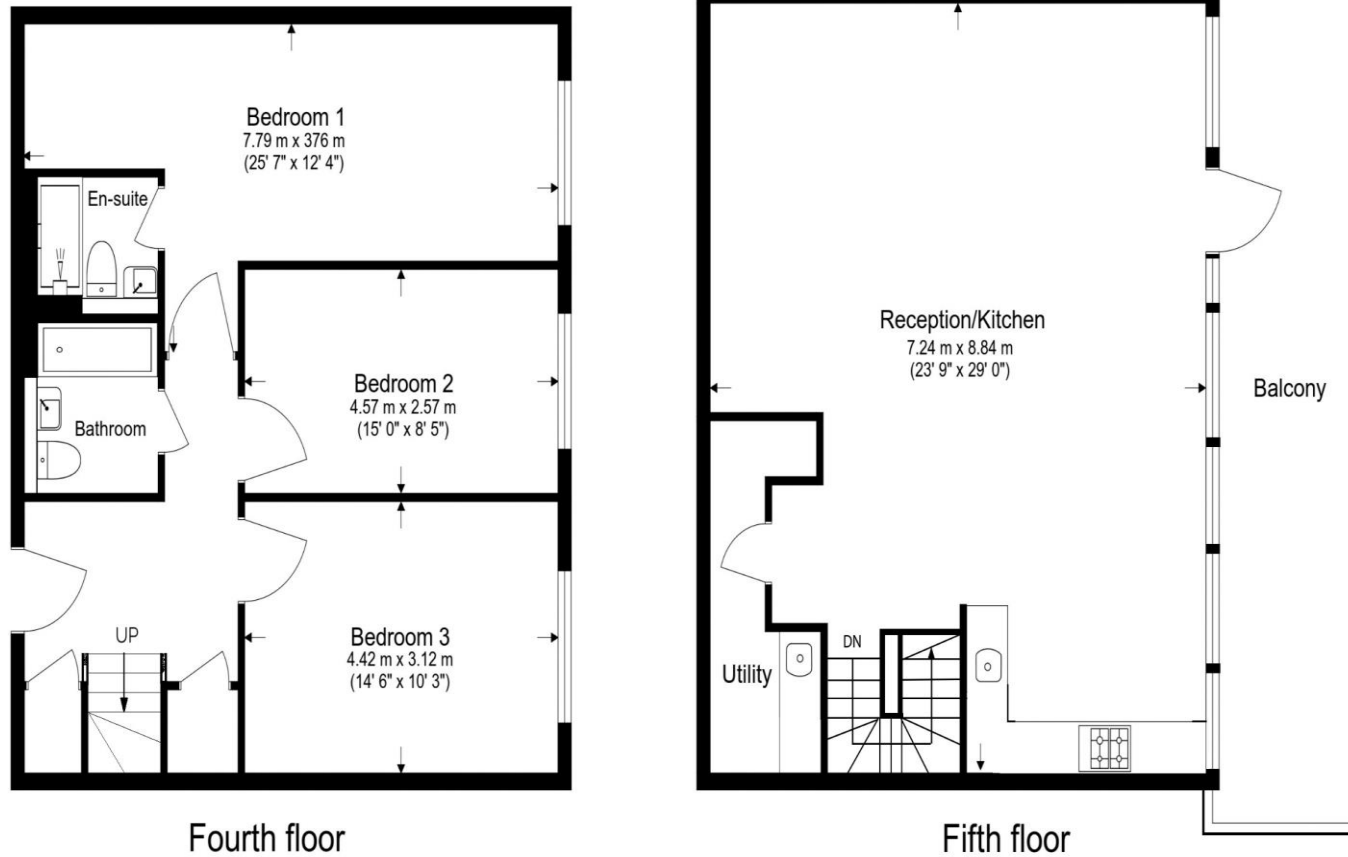


## Property Features:

- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- 4th and 5th floor
- 1431 Square Feet (Approx.)
- Canary Wharf and River view
- Open Plan Kitchen
- Allocated Parking
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



Total Gross Internal Area  
132.9 Sq/m - 1,431 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£735,000
Tenure:	Leasehold Expires 23/01/3000 Approximately 975 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£6,390.00 (per annum) for the year 2024
Anticipated Rent:	£2,900.00 pcm Approx. 4.7 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240161

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W: [www.benhams.com](http://www.benhams.com)

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