



Duncombe House, Victory Parade, Royal Arsenal, SE18

Asking Price: £850,000

Benham
& Reeves

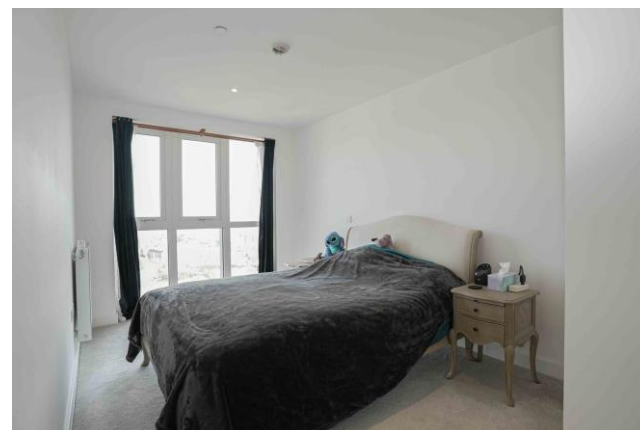
Duncombe House, Victory Parade, Royal Arsenal, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful three-bedroom duplex penthouse that is available for sale in the prestigious Royal Arsenal Riverside development. This property features modern, high-end finishes and ample natural light. It also includes access to premium amenities such as a gym, concierge service, and landscaped gardens. This apartment located in Duncombe House, Royal Arsenal Riverside. Situated on the 19th and 20th floor and spanning an approximate 1155 square feet, this fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances, three double bedrooms and a modern three-piece bathroom suite. Additional benefits include wooden flooring to the living areas, carpet to the bedrooms, ample storage, a right to park and secure bike storage.

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

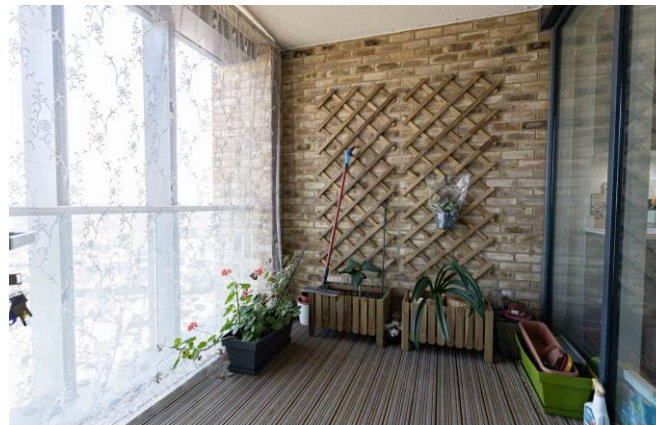
The development is well-connected with the Woolwich Arsenal DLR and the new Elizabeth line providing excellent transport links across London. Additionally, the local area offers a variety of shops, cafes, and restaurants, contributing to a vibrant riverside community.



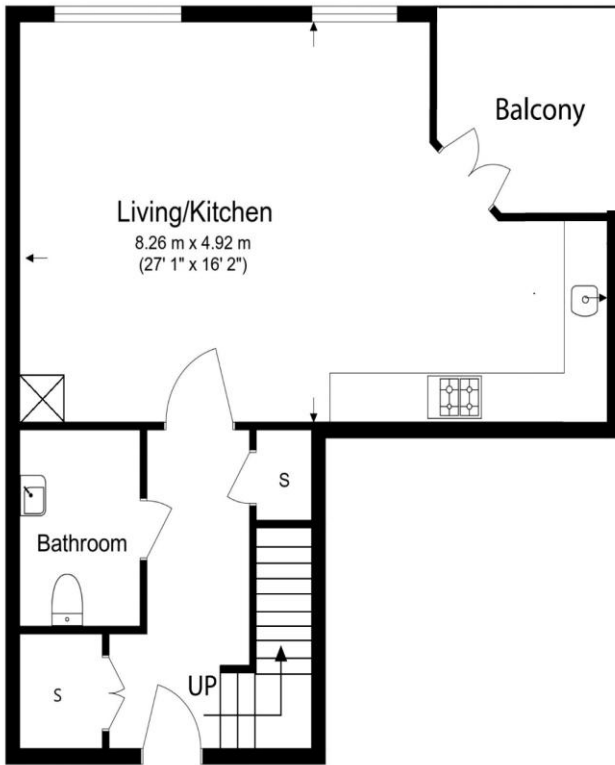


Property Features:

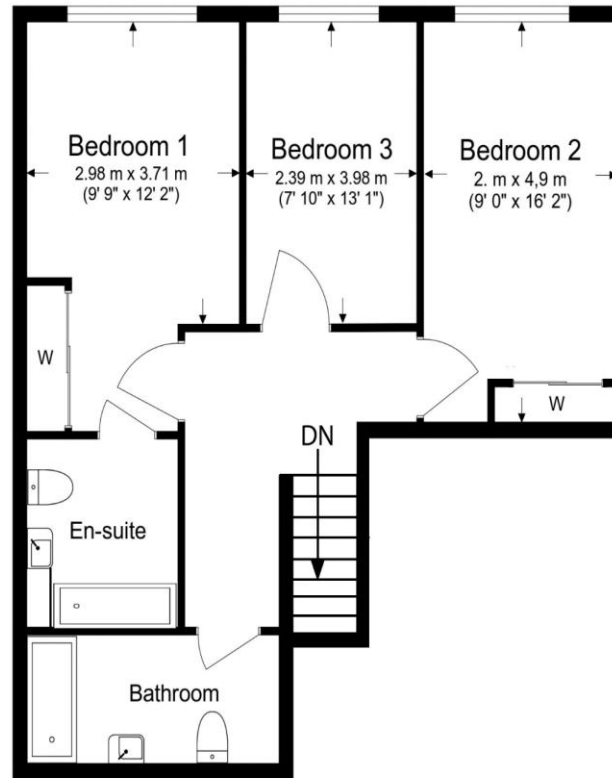
- Duplex Penthouse
- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- 19th and 20th Floors
- 1155 Square Feet (Approx.)
- Open-Plan Kitchen
- Parking Space
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station



Total Gross Internal Area
107 Sq/m - 1,155 Sq/ft



First floor



Second floor

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | 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: | £850,000 |
| Tenure: | Leasehold Expires 29/01/3000 Approximately 974 Years Remaining |
| Ground Rent: | £500.00 (per annum) For the year 2025 Increase: By RPI for the relevant year |
| Service Charge: | £6,700.00 (per annum) for the year 2025 |
| Anticipated Rent: | £3,450.00 pcm Approx. 4.9 % Yield |

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250041

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

