



# Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £810,000

 Benham  
& Reeves

# Deveraux House, Duke of Wellington Avenue, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern three bedroom, two bathroom apartment located in Deveraux House, Royal Arsenal Riverside. Situated on the 13th floor and spanning an approximate 969 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. There are three well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room, a balcony with magnificent uninterrupted direct river views and a second south-east facing balcony. The flat also has additional storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool, cinema and concierge as well as being positioned within walking distance of the River Thames. Marks and Spencer 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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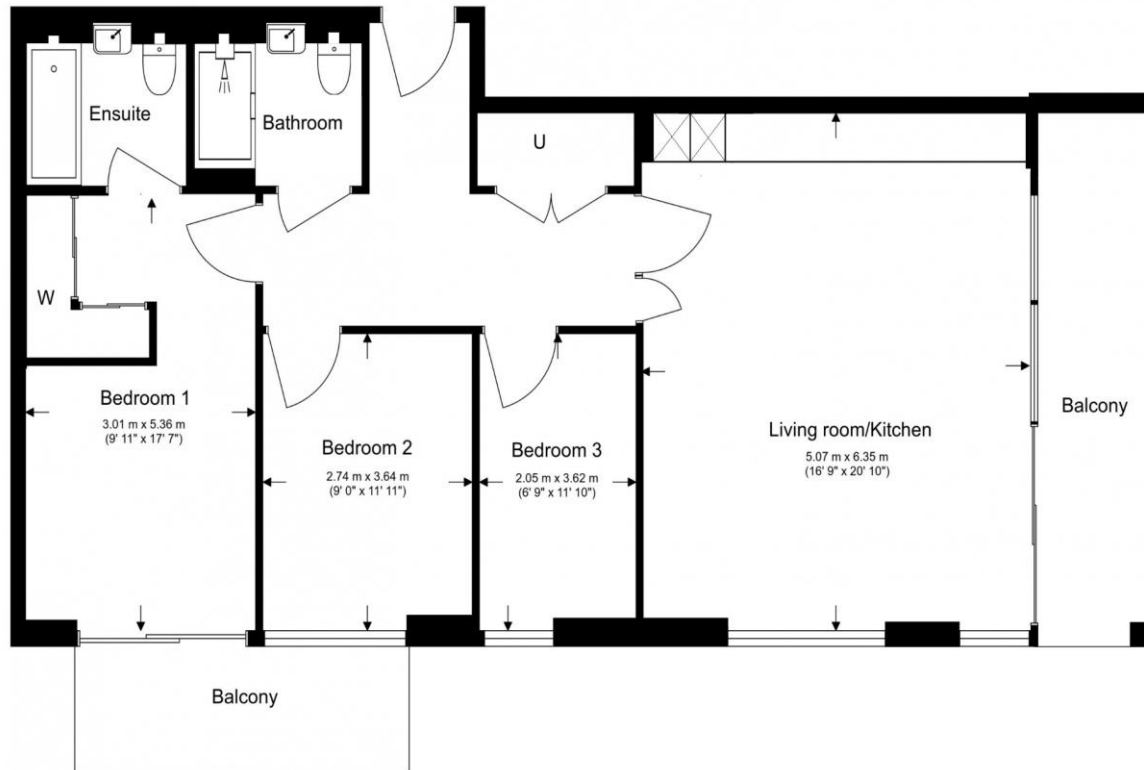


## Property Features:

- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- 13th Floor
- 969 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony with Direct River View
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



13th Floor  
 Total Gross Internal Area  
 90.1 Sq/m - 969 Sq/ft



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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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:	£810,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 991 Years Remaining
Ground Rent:	£475.00 (per annum) for the year 2024
Service Charge:	£4,400.00 (per annum) for the year 2024
Anticipated Rent:	£3,300.00 pcm Approx. 4.9 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240093

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