



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

Asking Price: £725,000

 Benham  
& Reeves

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

🏠 3 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

A luxury three bedroom, two bathroom apartment located in Biring House, Royal Arsenal Riverside by Berkeley Homes. Situated on the 13th floor and spanning an approximate 931 square feet, this fabulous apartment comprises an open-plan living room with a modern fitted kitchen area with integrated appliances. There are three well-proportioned double bedrooms and two modern family bathrooms. Additional benefits include wooden flooring in the living room, a large balcony and 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 within the development and there is large Tesco supermarket close by. A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are all within the vicinity.

Transport Links include both Woolwich underground (Elizabeth line) and Woolwich DLR stations.





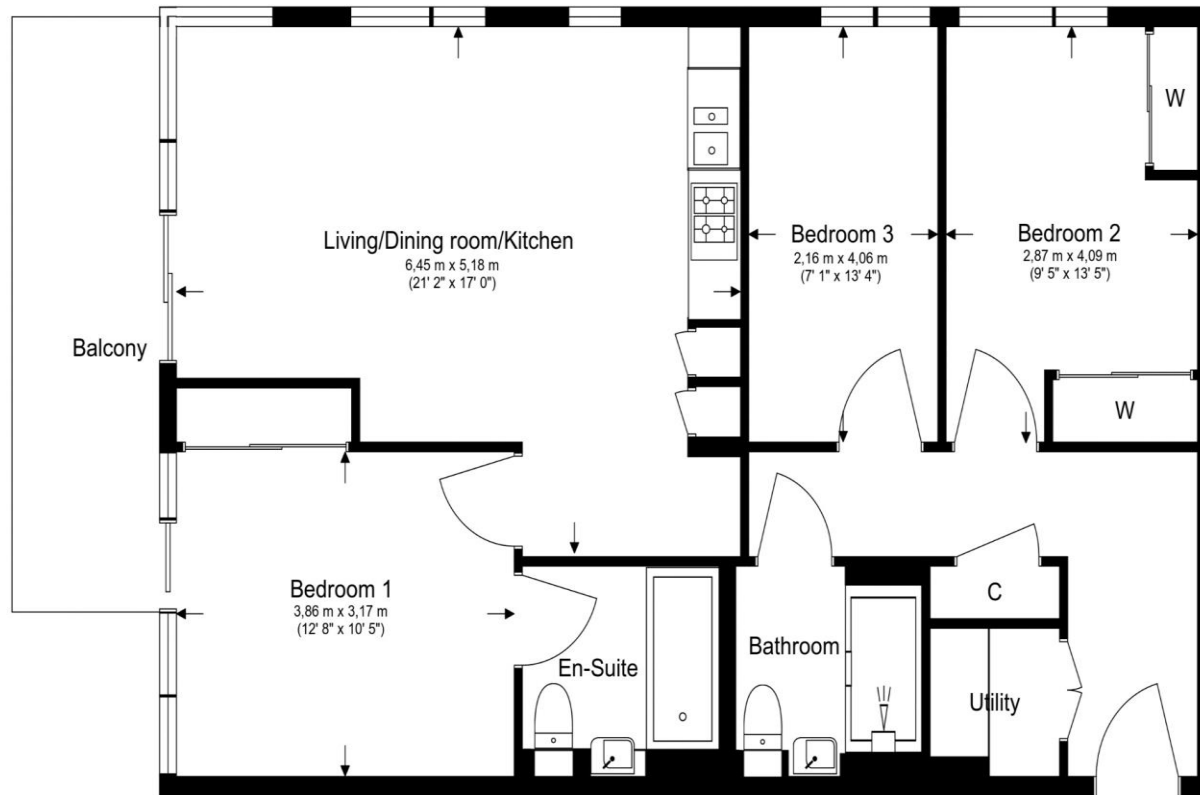
## Property Features:


- Three Double Bedrooms
- Two Bathrooms
- 13th Floor
- 931 Square Feet (Approx.)
- Open-Plan Kitchen
- Parking Space
- Large Balcony
- 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   
86.5 Sq/m - 931 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£725,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 991 Years Remaining
Ground Rent:	£525.00 (per annum) for the year 2024
Service Charge:	£4,844.78 (per annum) for the year 2024
Anticipated Rent:	£2,710.00 pcm Approx. 4.5 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240118

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