



Minotaur House, Thunderer Walk, Woolwich, SE18

Asking Price: £387,999



Minotaur House, Thunderer Walk, Woolwich, SE18

 Studio  1 Bathroom (s)  Leasehold

A spacious one bedroom Manhattan-style apartment located in Minotaur House, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 365 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. One well-proportioned double bedroom and a modern 3-piece bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage, a south-east facing balcony and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge as well as being positioned within walking distance from the River Thames. Marks and Spencer's occupies the commercial unit below the development and there is a 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.

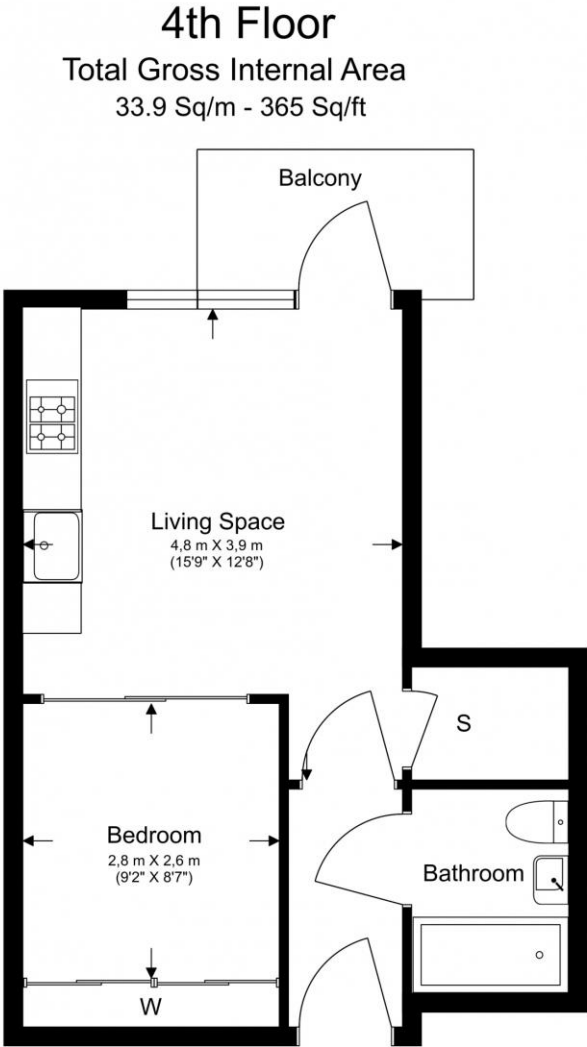




Property Features:

- One Bed Manhattan
- 4th Floor
- 365 Square Feet (Approx.)
- Open Plan kitchen
- Balcony
- Cinema and Swimming pool
- Residents' Gym and 24 hours Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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	

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:	£387,999
Tenure:	Leasehold Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£350 (per annum) for the year 2024
Service Charge:	£2,475 (est. per annum) to September 2024
Anticipated Rent:	£1,950 pcm Approx. 6 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR230090

T: 020 7740 3050

E: woolwch.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

