

Biring House, Duke of Wellington Avenue, Royal Arsenal, SE18

Price Reduced to: £390,000

Benham & Reeves

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1 Bedroom 1 Bathroom Leasehold

A modern one bedroom apartment located in Biring House, Royal Arsenal Riverside by Berkeley Homes. Situated on the 7th floor and spanning approximately 540 square feet. This eye-catching apartment comprises an open-plan modern kitchen area with integrated appliances, flowing into a living area that opens onto a large North-East facing balcony. There is a three-piece bathroom suite with floor-to-ceiling tiles. Additional benefits include the side view of the Thames, extra storage space and wooden flooring throughout the living area.

Residents of Royal Arsenal Riverside are serviced by a host of amenities, including a residents' gym, swimming pool, cinema, and concierge, and are positioned within walking distance of the River Thames. Marks and Spencer occupies the commercial unit within the development, and there is a large Tesco supermarket close by. A bustling high street with chain and independent shops, restaurants, health facilities, including a pharmacy and GP, is all within the vicinity.

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



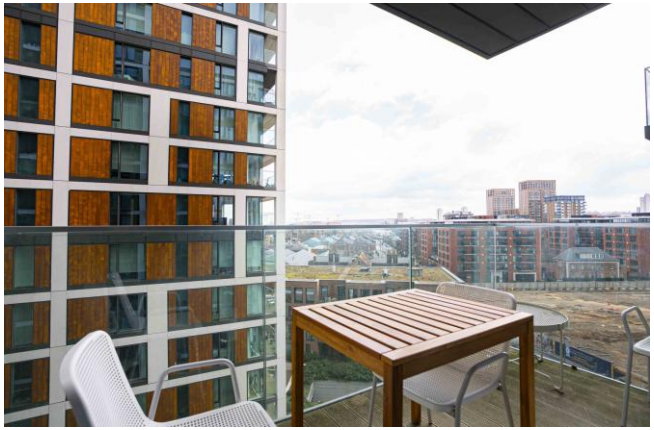




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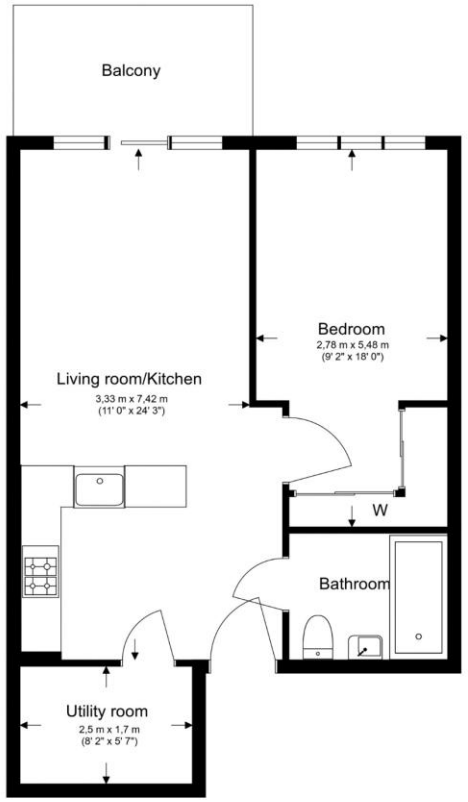


Property Features:

- One Double Bedroom
- 7th Floor
- 540 Square Feet (Approx.)
- Open-Plan Kitchen
- North-East Facing Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

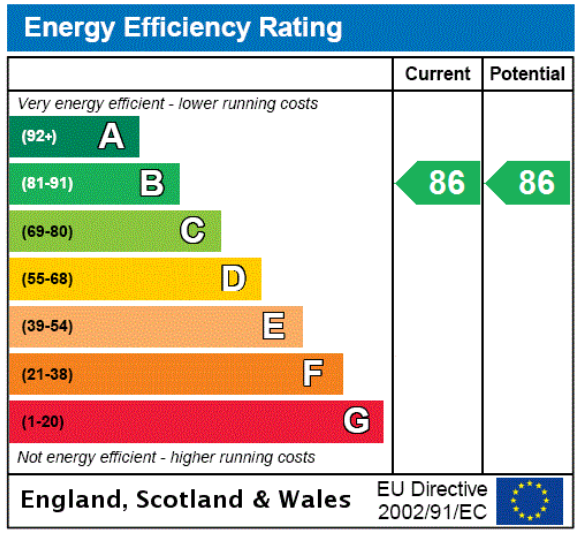
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Total Gross Internal Area
50.16 Sq/m - 540 Sq/ft



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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.



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Terms & Conditions:

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

Price Reduced to:	£390,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2026
Service Charge:	£2,871.36 (per annum) until March 2027
Anticipated Rent:	£2,100.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250033

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