

Argyll Road, Woolwich, SE18

Price Reduced to: £310,000

Benham & Reeves

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1 Bedroom | 1 Bathroom | Leasehold

This charming double bedroom apartment is located in Building 50, Royal Arsenal Riverside. Situated on the third floor and spanning approximately 479 square feet. At first glance, you are met with a spacious living room and an open-plan kitchen featuring streamlined, integrated appliances. A south-facing balcony perfect for sunlight. A large double bedroom with built-in wardrobes, floor-to-ceiling windows with ample light. A three-piece suite bathroom which includes a shower-bath, floor-to-ceiling tiles, and a heated rack. Additional benefits include storage space and wooden flooring throughout the living area.

Everyday convenience meets riverside living. A lively high street nearby provides a blend of independent and chain shops, restaurants, and health facilities, including a pharmacy and GP. Within Royal Arsenal, residents enjoy two on-site supermarkets, which are Tesco and M&S, cafés, pubs, a bakery, and a fortnightly farmers' market. Exclusive amenities include a residents' gym and 24-hour concierge and security, with the River Thames just a short walk away.

The development is well-connected to the Woolwich Arsenal DLR and the Elizabeth line, offering excellent transport links throughout London.







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Property Features:

- Chain Free
- One Double Bedroom
- 3rd Floor
- 479 Square Feet (Approx.)
- South-Facing Balcony
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

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Third Floor

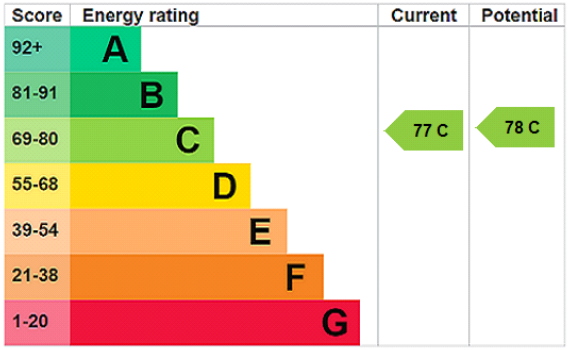
Total Gross Internal Area

44.5 Sq/m - 479 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:	£310,000
Tenure:	Leasehold Expires 23/01/3000 Approximately 973 Years Remaining
Ground Rent:	£150.00 (per annum) to January 2026
Service Charge:	£2,828.40 (per annum) to March 2027
Anticipated Rent:	£1,700.00 pcm Approx. 6.6% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250280

T: 020 8051 0700
E: woolwich.sales@benhams.com
W: www.benhams.com

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