

Duncombe House, Victory Parade, Woolwich, SE18

Price Reduced to: £360,000

Benham & Reeves

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1 Bedroom | 1 Bathroom | Leasehold

Positioned on the tenth floor of Duncombe House in Royal Arsenal Riverside, this beautifully presented one-bedroom apartment offers approximately 570 square feet of contemporary living space. The apartment opens onto a stylish open-plan kitchen and living area, which extends onto a private balcony. The spacious double bedroom features built-in wardrobes and impressive floor-to-ceiling windows, flooding the room with natural light. The modern three-piece bathroom is finished to a high standard with full-height tiling and includes both a bath and overhead shower. Further benefits include a separate utility cupboard and wooden flooring throughout the living area.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, sauna and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's occupy the commercial unit nearby, and a large Tesco supermarket is a short walk away, along with a bustling high street with chain and independent shops, restaurants, cafés, and health facilities, including a pharmacy and GP.

The development is well connected to Woolwich Arsenal DLR, National Rail, and the Elizabeth line, providing excellent transport links across London







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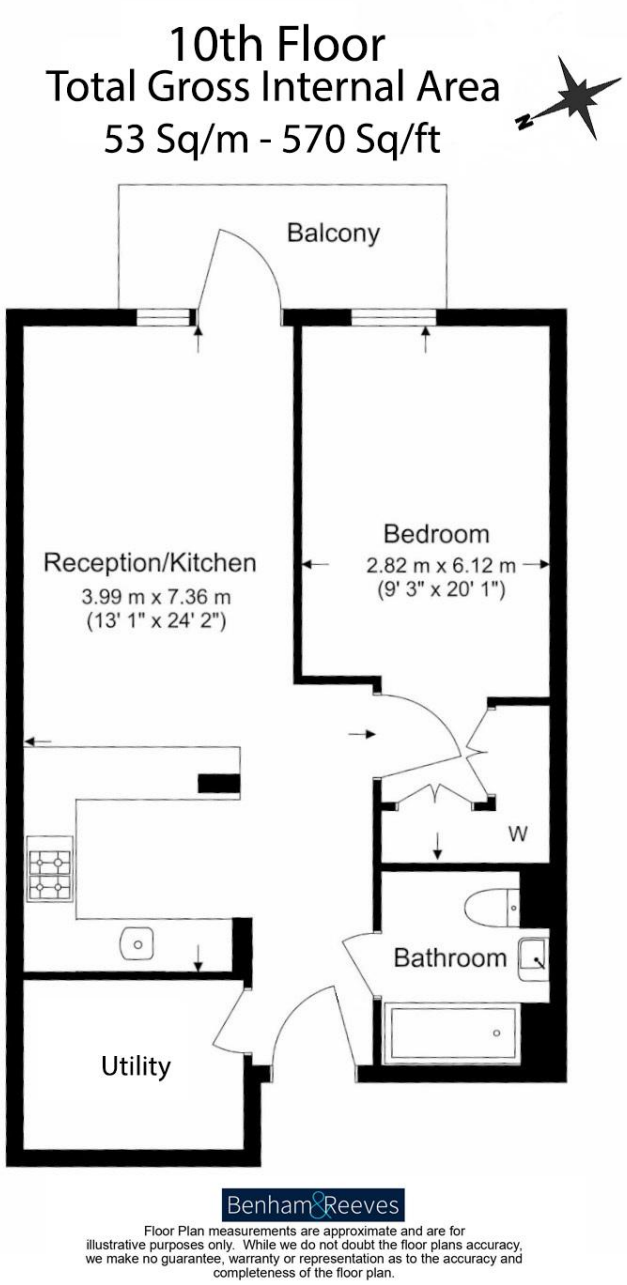


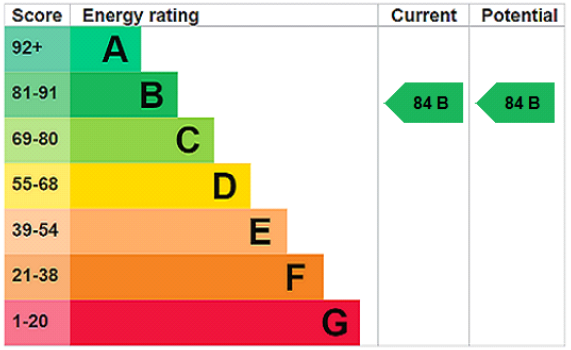


Property Features:

- One Bedroom
- One Bathroom
- 10th Floor
- 570 Square Feet (Approx.)
- Open-Plan Kitchen
- Private Balcony
- Residents' Gym and 24 hour Concierge
- Cinema and Swimming Pool
- Woolwich National Rail and DLR Station
- Elizabeth Line

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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:	£360,000
Tenure:	Leasehold Expires 28/01/3000 Approximately 973 Years Remaining
Ground Rent:	£507.00 (per annum) for the year 2026
Service Charge:	£3,200.00 (per annum) for the year 2026
Anticipated Rent:	£1,950.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260099

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

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