

Biring House, Duke of Wellington Avenue, Woolwich, SE18

Price Reduced to: £385,000

Benham & Reeves

Biring House, Duke of Wellington Avenue, Woolwich, SE18

1 Bedroom | 1 Bathroom | Leasehold

Right To Park

A bright one-bedroom apartment located in Biring House, Royal Arsenal Riverside. The flat is situated on the third floor and spans approximately 562 square feet. This fabulous apartment features an open-plan living area with a sleek, fully integrated modern kitchen. The generously sized double bedroom includes bespoke built-in wardrobes, while the contemporary three-piece bathroom is finished with floor-to-ceiling tiling. Additional highlights include wooden flooring throughout the living space, ample storage, and a spacious private balcony with a river view, perfect for unwinding. A right to park

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

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



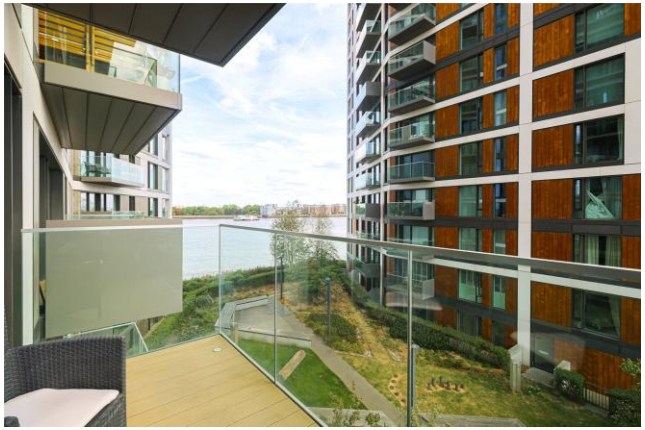




Biring House, Duke of Wellington Avenue, Woolwich, SE18



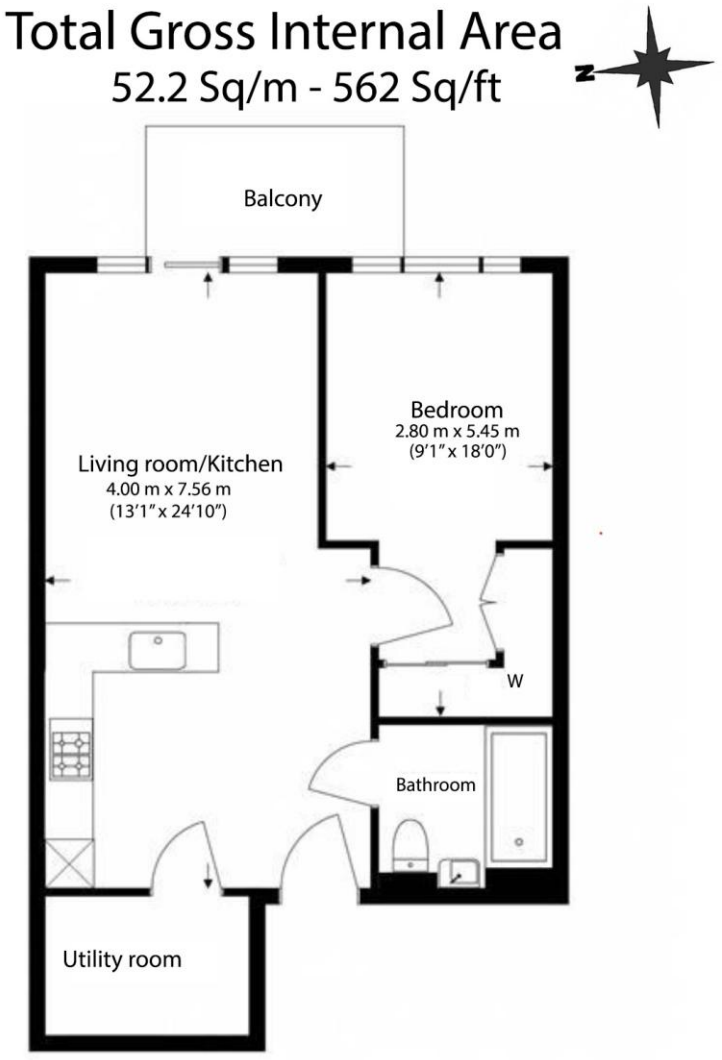




Property Features:

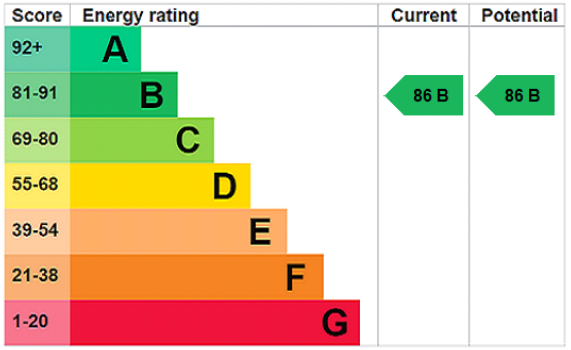
- Right To Park
- One Double Bedroom
- 3rd Floor
- 562 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line Nearby

Biring House, Duke of Wellington Avenue, Woolwich, SE18



Benham & Reeves

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.



Biring House, Duke of Wellington Avenue, Woolwich, SE18

Terms & Conditions:

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

Price Reduced to:	£385,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£375.00 (per annum) until January 2026
Service Charge:	£2,690.78 (per annum) until January 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260294

T: 020 8051 0700
E: woolwich@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 it 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.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR