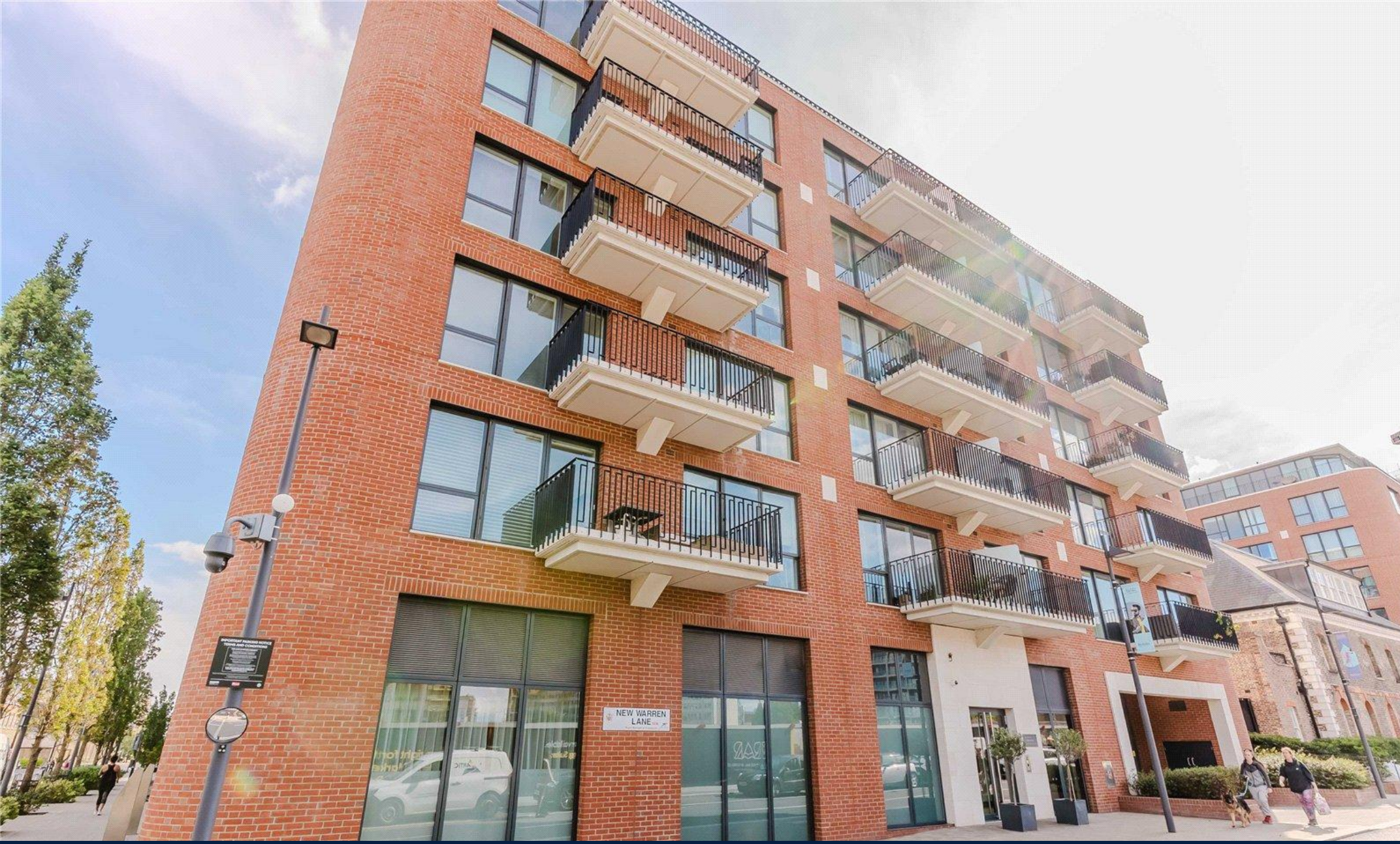


Tyger House New Warren Lane, Woolwich, SE18

Asking Price: £385,000

Benham & Reeves

Tyger House, New Warren Lane, Woolwich, SE18

1 Bedroom | 1 Bathroom | Leasehold

A spacious one bedroom apartment located in Tyger House, Royal Arsenal Riverside. Situated on the second floor and spanning approximately 512 square feet. This fabulous apartment comprises an open-plan living room with a west-facing balcony. A modern kitchen featuring integrated appliances. It also features a well-proportioned double bedroom which fits a king-size bed and benefits from built-in double wardrobes and a modern 3-piece bathroom suite. Additional benefits include wooden flooring in the living room, extra storage space, air ventilation and double glazed windows. There is a communal garden for residents only in the building's immediate vicinity. The property is ideal for first-time buyers and investors.

Residents of Royal Arsenal Riverside are serviced by a host of amenities, including a residents' gym, swimming pool, sauna, steam room and jacuzzi, cinema room and concierge all included in the service charge. This development is positioned within walking distance from the River Thames and on-site facilities include supermarkets, cafés, pubs, a bakery, coffee shops and essential health facilities, including a pharmacy and GP surgery.

The development is conveniently located within a short walking distance of Woolwich Arsenal DLR, National Rail, Uber boat and the Elizabeth Line, offering excellent transport links across London providing swift direct connections to Canary Wharf, Moorgate, Bond Street, Paddington and within an hour to Heathrow.



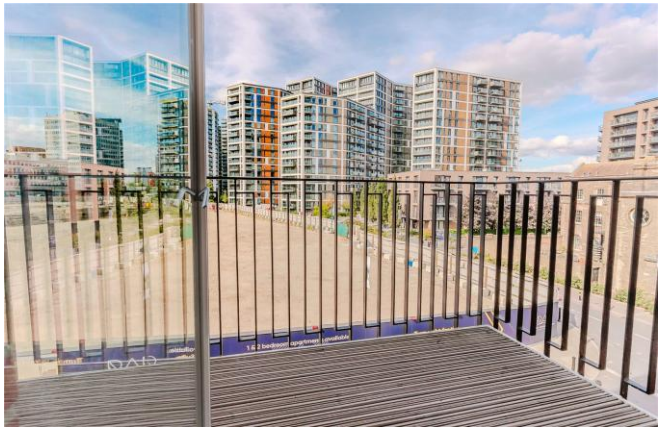




Tyger House, New Warren Lane, Woolwich, SE18



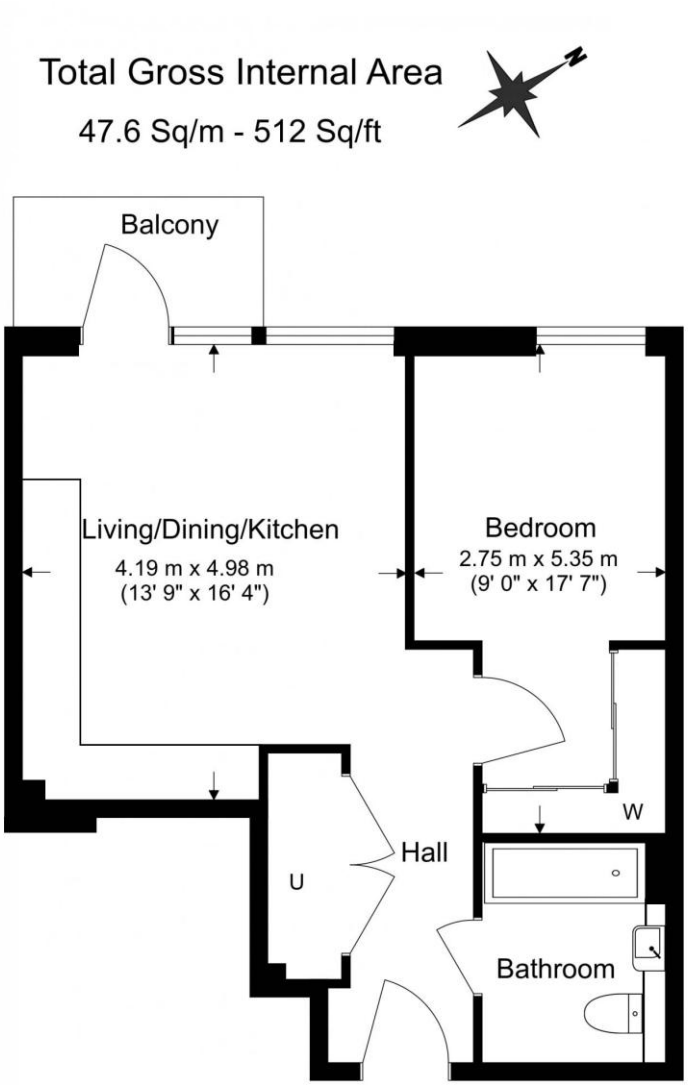




Property Features:

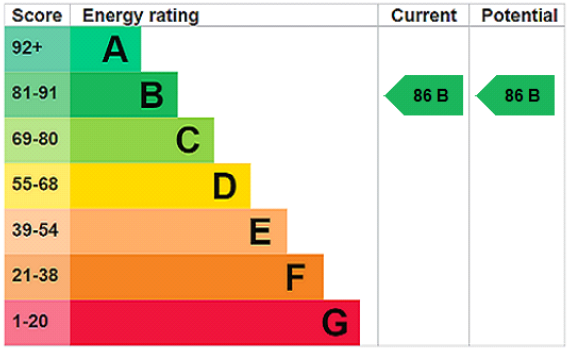
- One Double Bedroom
- Open-Plan Kitchen
- 2nd Floor
- 512 Square Feet (Approx.)
- West-Facing Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line

Tyger House, New Warren Lane, 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.



Tyger House, New Warren Lane, Woolwich, SE18

Terms & Conditions:

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

Asking Price:	£385,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£375.00 (per annum) For the year 2026
Service Charge:	£2,775.00 (per annum) until October 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260326

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E: woolwich@benhams.com
W: www.benhams.com

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