

Argyll Road, Woolwich, SE18

Asking Price: £395,000

Benham & Reeves

Argyll Road, Woolwich, SE18

2 Bedroom (s) 2 Bathroom (s) Leasehold

Located in Building 50, Royal Arsenal Riverside is this bright two double bedroom, two bathroom apartment. Situated on the upper ground floor and spanning approximately 820 square feet. This spacious apartment features an open-plan living room with a modern kitchen that includes integrated appliances. The reception room features floor-to-ceiling windows that open directly onto a private balcony overlooking the lagoon feature. Additional benefits include extra storage and a secure underground allocated parking space.

A bustling high street with chain and independent shops, restaurants, health facilities, including a pharmacy and a GP, is also close by. There are two on-site supermarkets as well as a variety of pubs, cafes, a bakery, and a fortnightly farmers' market in the Royal Arsenal development. Residents are serviced by a host of amenities, including a residents' and a gym, 24-hour concierge and security, as well as being positioned within walking distance of the River Thames.

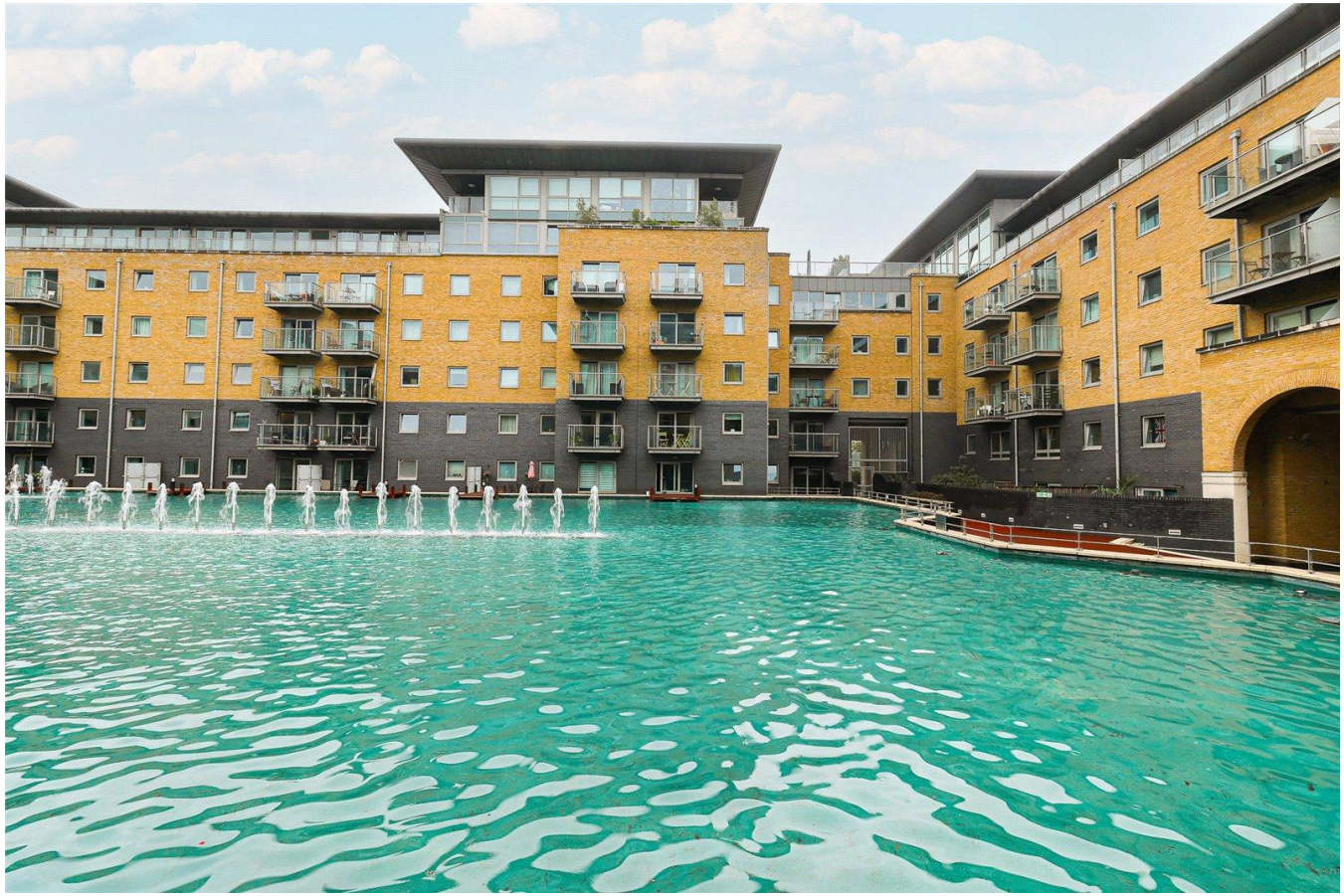
The development is well-connected to the Woolwich Arsenal DLR and the Elizabeth line, offering excellent transport links throughout London.







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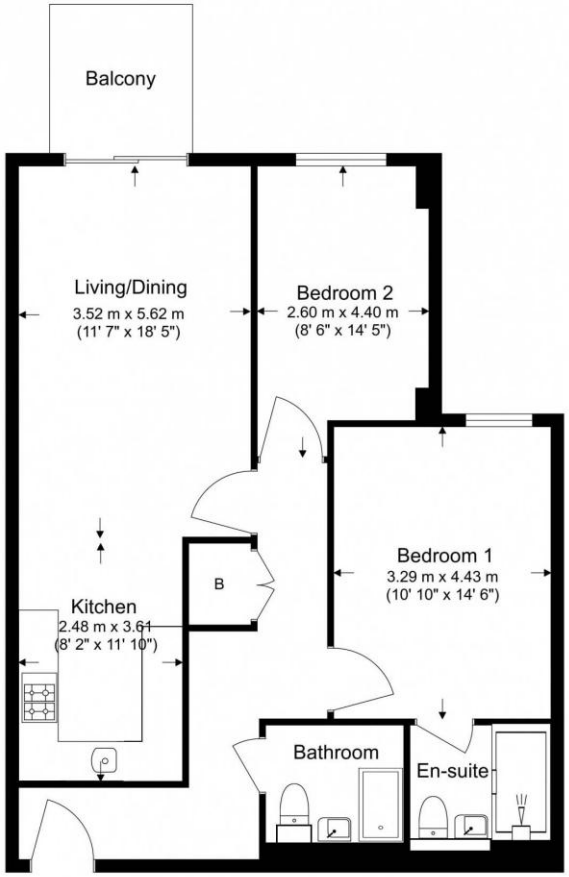


Property Features:

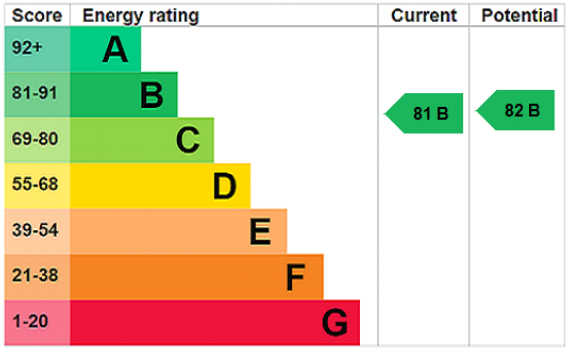
- Two Double Bedrooms
- Two Bathrooms
- Upper Ground Floor
- 820 Square Feet (Approx.)
- Balcony
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

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Upper Ground Floor
Total Gross Internal Area
76.2 Sq/m - 820 Sq/ft



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.

Asking Price:	£395,000
Tenure:	Leasehold Expires 19/01/2195 Approximately 168 Years Remaining
Ground Rent:	£200.00 (per annum) until April 2027
Service Charge:	£ 4,675.84 (per annum) until April 2027
Anticipated Rent:	£2,150.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250140

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

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