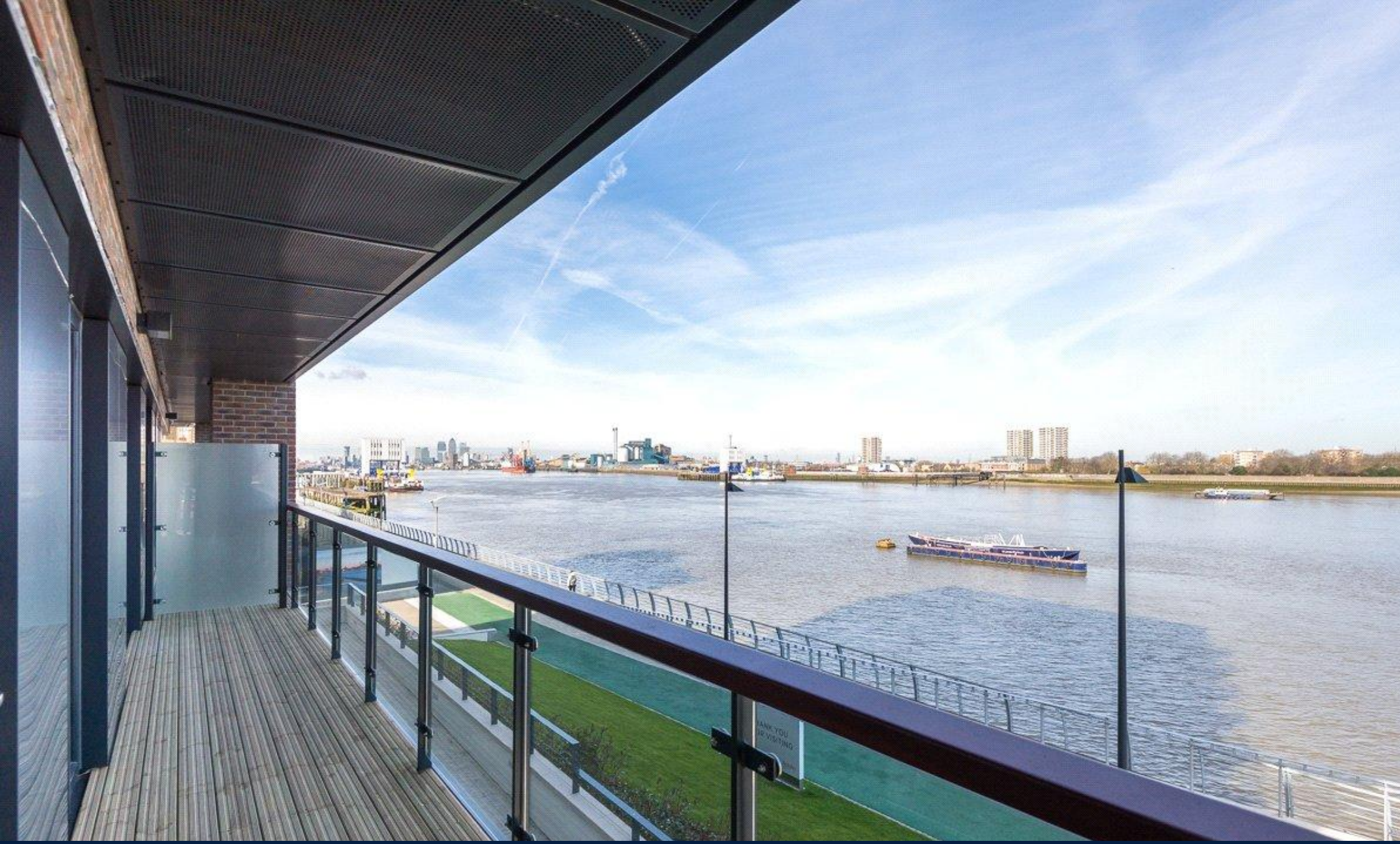


Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £650,000

Benham & Reeves

Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

2 Bedroom (s) 2 Bathroom (s) Leasehold

Positioned within the prestigious Imperial Building at Royal Arsenal Riverside, this beautifully presented two bedroom, two bathroom apartment offers contemporary comfort and style. Situated on the first floor and across approximately 805 square feet of thoughtfully designed living space. With features of a sleek, open-plan kitchen with integrated appliances. Seamlessly flowing into a bright and spacious living area. Floor-to-ceiling windows frame panoramic views of the River Thames, while a generous wrap-around balcony extends the living space outdoors. The main bedroom benefits from built-in wardrobes, a modern en-suite shower room, and direct access to the balcony. A second double bedroom, bathed in natural light, and an additional stylish three-piece family bathroom.

Residents of Royal Arsenal Riverside enjoy premium amenities, including a private gym, and concierge service. Ideally located near the River Thames, the development offers both convenience and scenic views. Nearby, you'll find Marks & Spencer, a large Tesco, and a vibrant high street with popular chains, independent shops, and restaurants. Essential services such as a pharmacy and GP practice are also close at hand.

Excellent transport links are also conveniently close at hand, including Woolwich Arsenal DLR and National Rail stations, as well as the Elizabeth Line for swift access to Central London and beyond.







Imperial Building, Duke of Wellington Avenue, Woolwich, SE18



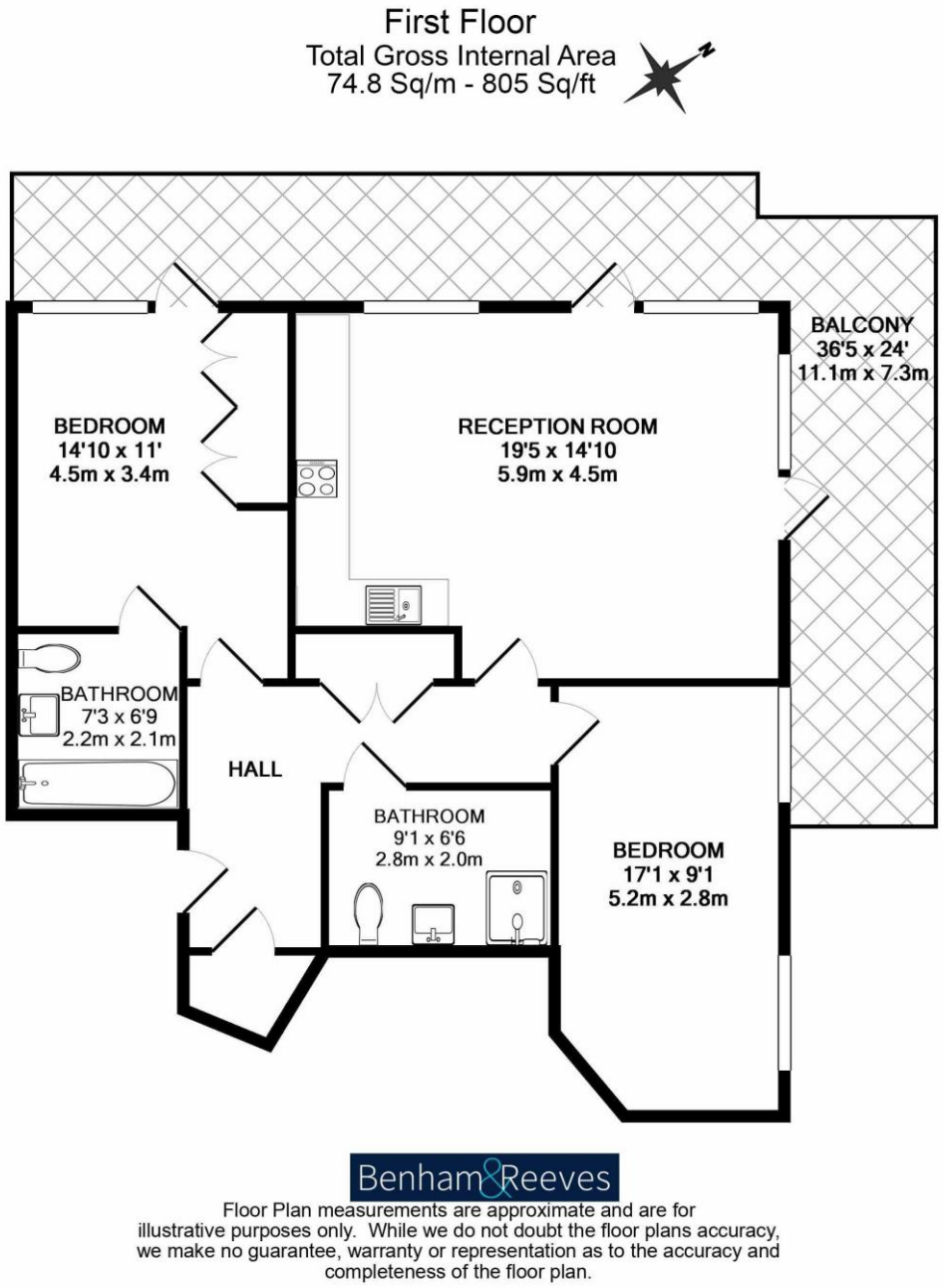




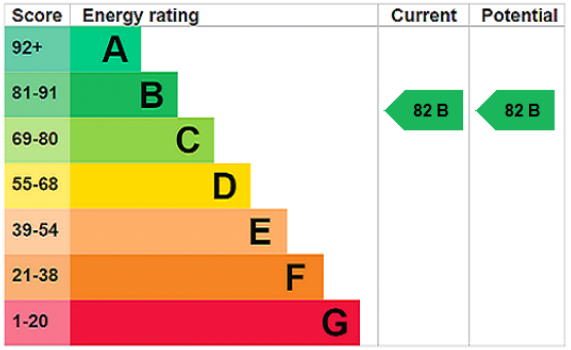
Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 805 Square Feet (Approx.)
- Balcony With Panoramic River Views
- Open-Plan Kitchen
- Secure Underground Parking
- Residents' Gym and Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

Imperial Building, Duke of Wellington Avenue, Woolwich, SE18



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.



Imperial Building, 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.

Asking Price:	£650,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 973 Years Remaining
Ground Rent:	£507.74 (per annum) For the year 2026
Service Charge:	£3,831.72 (per annum) For the year 2026
Anticipated Rent:	£2,800.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250253

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.

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