

Norton House, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £575,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

In Royal Arsenal Riverside and located in Norton House, is this well-presented two-bedroom, two-bathroom apartment, situated on the first floor and spanning approximately 781 square feet. This captivating apartment features an open-plan living space and kitchen with streamlined, integrated appliances, leading to a private south-east facing balcony with side views of the River Thames. The main bedroom features built-in wardrobes and an opulent en-suite bathroom, complete with full-height tiling. There is another double bedroom with a built-in wardrobe and a separate three-piece bathroom. Additional benefits include extra storage space and wooden flooring throughout.

Residents of Royal Arsenal Riverside are served by a range of amenities, including a residents' gym and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's and Tesco Express are within the development, and there are large Tesco and Sainsbury's supermarkets a short walk away, plus a bustling high street with chain and independent shops, restaurants, cafés, health facilities, including a pharmacy and a GP.

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

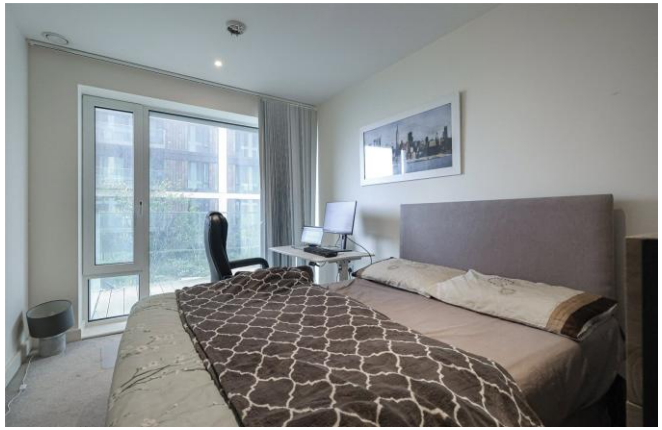






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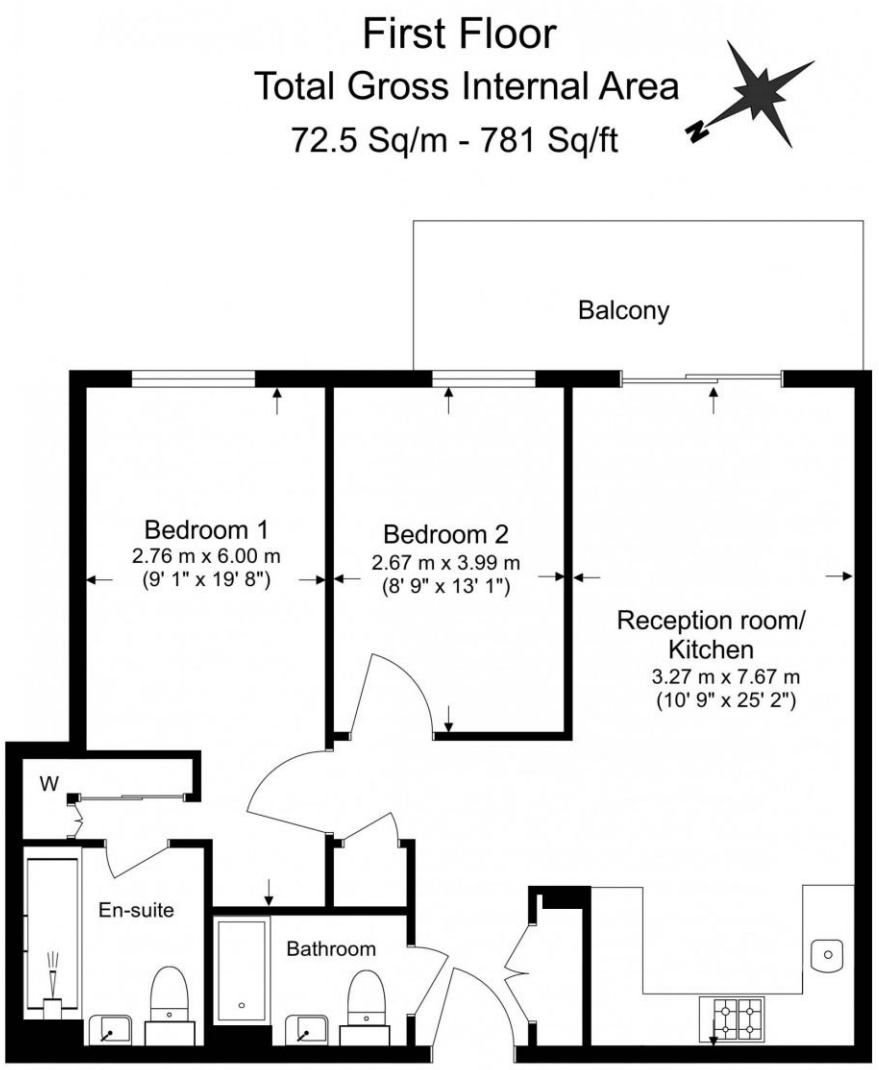




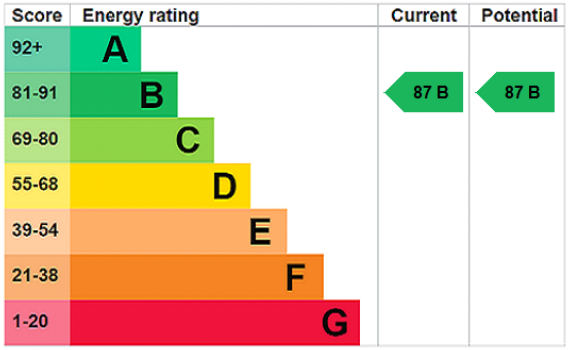
Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 781 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

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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:	£575,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£425.00 (per annum) until June 2026
Service Charge:	£4,266.06 (per annum) Until September 2026
Anticipated Rent:	£2,500.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260023

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