

Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

Price Reduced to: £425,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

This two bedroom, two bathroom apartment is situated on the ground floor of the Imperial Building in the prestigious Royal Arsenal Riverside. The flat spans approximately 749 square feet and features a spacious open-plan kitchen and living area, with a large private south-west-facing terrace. The main bedroom benefits from a built-in wardrobe and an en-suite shower room. There is a second double bedroom with ample lighting and space, and a family three-piece bathroom. Additional benefits include access to the terrace from each bedroom, providing plenty of natural light throughout the day, and extra storage space.

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 a GP practice are also close at hand.

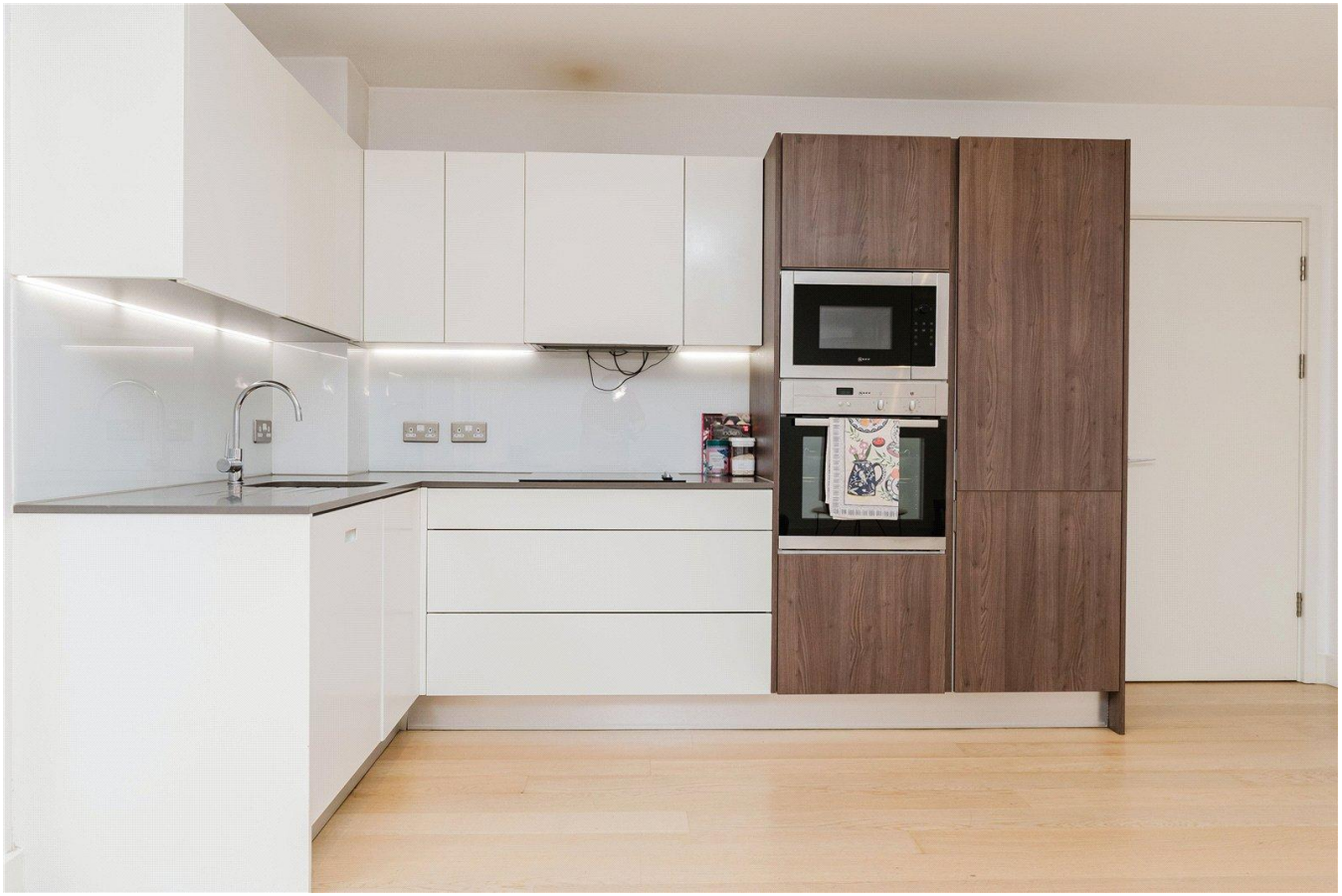
Excellent transport links are also conveniently close at hand, including Woolwich Arsenal DLR and National Rail stations, as well as the Elizabeth line for access to Central London and beyond.







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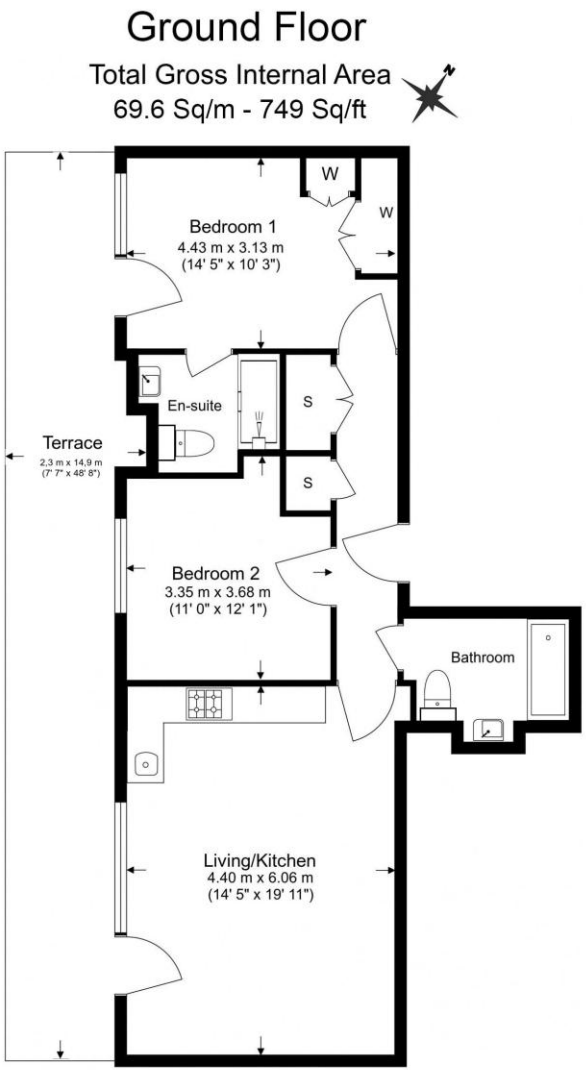




Property Features:

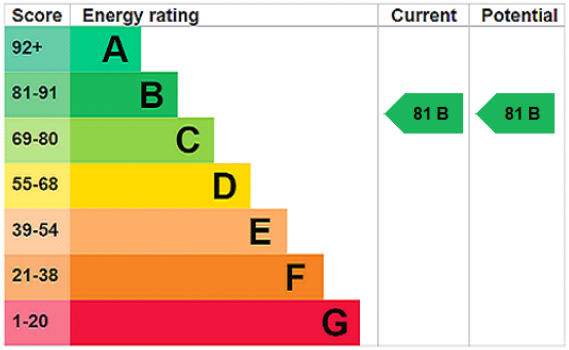
- Two Bedrooms
- Two Bathrooms
- Ground Floor
- 749 Square Feet (Approx.)
- South-West Facing Terrace
- Open-Plan Kitchen
- Residents' Gym and 24 Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line Nearby

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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.

Price Reduced to:	£425,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 973 Years Remaining
Ground Rent:	£624.48 (per annum) for the year 2026
Service Charge:	£3,480.00 (per annum) for the year 2026
Anticipated Rent:	£2,400.00 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260139

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