

Argyll Road, Woolwich, SE18

Price Reduced to: £499,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

This Penthouse apartment is Located within Building 50 at Royal Arsenal Riverside. This beautifully presented three bedroom, two bathroom apartment sits on the fifth floor and extends to approximately 1,076 square feet of refined living space. Upon entering, a generous and welcoming hallway sets the tone, guiding you seamlessly into an expansive open-plan kitchen and reception area. Bathed in natural light and enhanced by impressive ceiling heights, this elegant living space opens onto a substantial private west-facing balcony overlooking the tranquil lagoon. The main bedroom benefits from an en-suite shower room and direct access to the balcony. There are two well-proportioned double bedrooms and a contemporary three-piece family bathroom. Further benefits include newly fitted carpets in both bedrooms, wooden flooring throughout the living areas, and fresh paint throughout the property. There is also extra storage space and allocated parking.

Residents are serviced by a host of amenities, including a residents' gym, 24-hour concierge and security, as well as being positioned within walking distance of the River Thames.

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.

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







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Property Features:

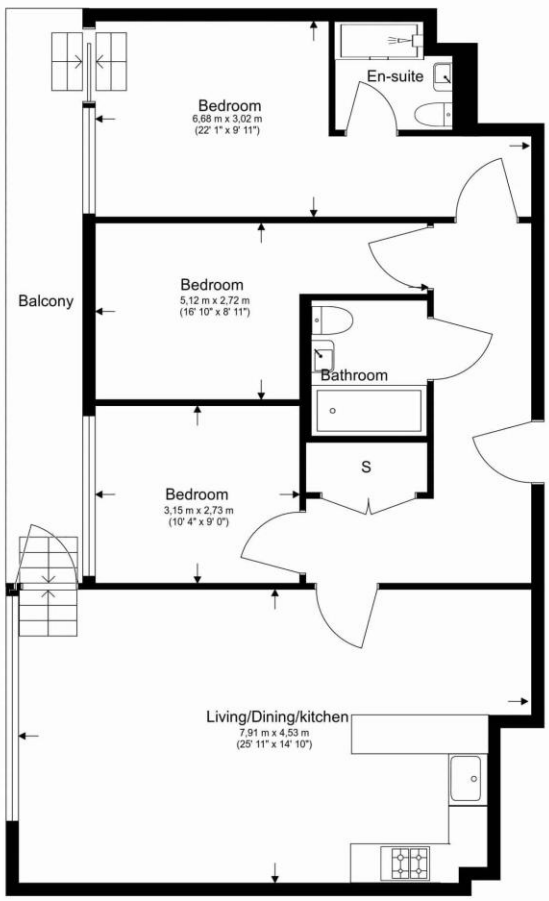
- Penthouse
- Chain-Free
- Three Double Bedrooms
- Two Bathrooms
- Large West-Facing Balcony
- 5th Floor
- 1,076 Square Feet (Approx.)
- Open-Plan Kitchen
- Allocated Parking Space
- Residents' Gym and 24 Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

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5th Floor

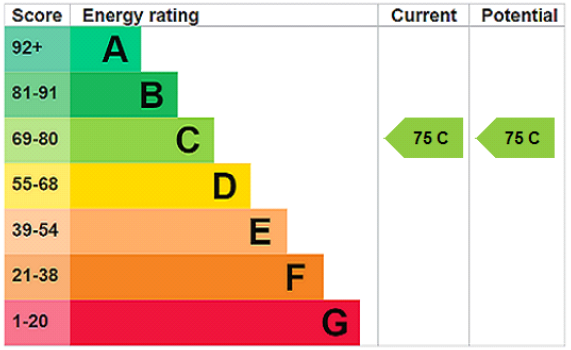
Total Gross Internal Area

100 Sq/m - 1,076 Sq/ft



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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:	£499,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) Until March 2027
Service Charge:	£5,900.00 (per annum) Until March 2027 & including parking charges
Anticipated Rent:	£2,100.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260028

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