

Duncombe House, Victory Parade, Woolwich, SE18

Price Reduced to: £280,000

Benham & Reeves

Duncombe House, Victory Parade, Woolwich, SE18

Studio | 1 Bathroom | Leasehold

A fabulous one bed Manhattan-style apartment located in Duncombe House, Royal Arsenal Riverside. Situated on the 3rd floor and spanning an approximate 440 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. One well-proportioned double bedroom and a modern 3-piece bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage, balcony and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge office as well as being positioned within walking distance of the River Thames. There is a Marks and Spencer's at the commercial unit nearby the development and a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP are also nearby.

Woolwich National Rail, DLR and Elizabeth Line nearby.







Duncombe House, Victory Parade, Woolwich, SE18



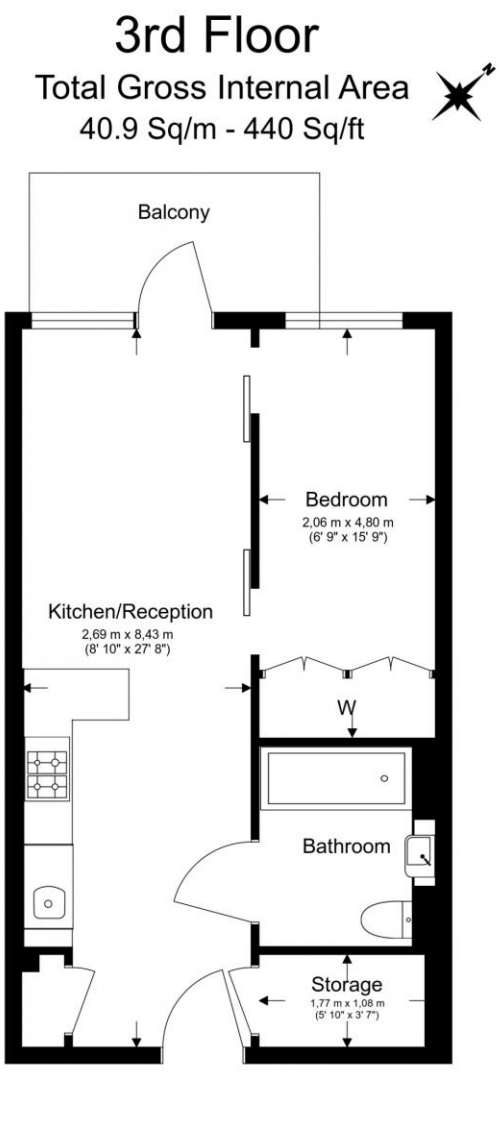




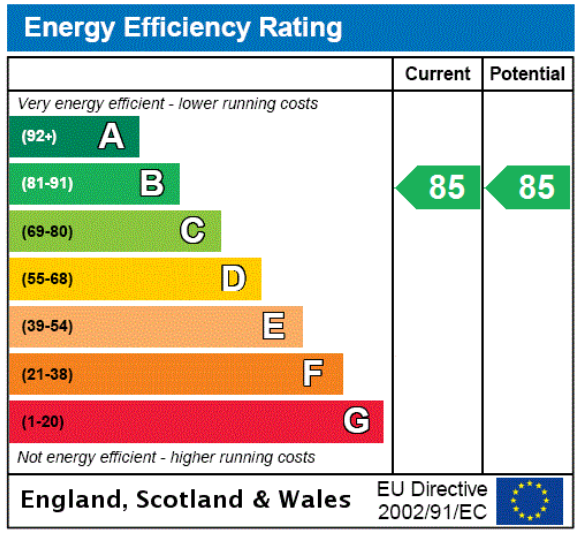
Property Features:

- One Bed Manhattan
- Bathroom
- 3rd Floor
- 440 Square Feet (Approx.)
- Balcony
- Open Plan kitchen
- Residents' Gym and 24 hour Concierge
- Cinema and Swimming Pool
- Woolwich National Rail and DLR Station
- Elizabeth Line

Duncombe House, Victory Parade, 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.



Duncombe House, Victory Parade, Woolwich, SE18

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to:	£280,000
Tenure:	Leasehold Expires 01/02/3000 Approximately 973 Years Remaining
Ground Rent:	£468.36 (per annum) for the year 2026
Service Charge:	£2,287.30 (per annum) for the year 2026
Anticipated Rent:	£1,650.00 pcm Approx. 7.1% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: HKG230026

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.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR