

Duncombe House, Victory Parade, Woolwich, SE18

Price Reduced to: £320,000

Benham & Reeves

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Studio Bathroom Leasehold

Located in Duncombe House at Royal Arsenal Riverside is this one-bedroom Manhattan apartment. Spanning approximately 440 square feet of living space. The apartment features a stylish open-plan kitchen with integrated appliances and a living area that extends onto a private west-facing balcony. The spacious double bedroom features built-in wardrobes and impressive floor-to-ceiling windows, flooding the room with natural light. The modern three-piece bathroom is finished to a high standard with full-height tiling and includes both a bath and overhead shower. Further benefits include extra storage space and wooden flooring throughout the living area.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, sauna and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's occupy the commercial unit nearby, and a large Tesco supermarket is a short walk away, along with a bustling high street with chain and independent shops, restaurants, cafés, and health facilities, including a pharmacy and GP.

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







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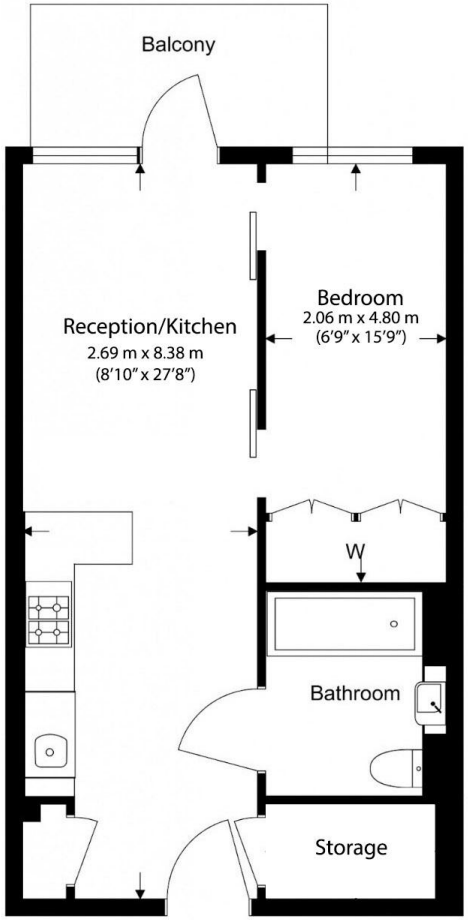


Property Features:

- Chain-Free
- One Bedroom Manhattan
- 12th Floor
- 440 Square Feet (Approx.)
- Open-Plan Kitchen
- Private West-Facing Balcony
- Residents' Gym and 24 hour Concierge
- Cinema and Swimming Pool
- Woolwich National Rail and DLR Station
- Elizabeth Line

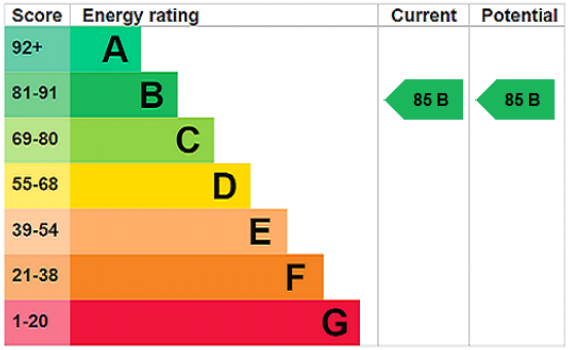
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12th Floor
Total Gross Internal Area
40.9 Sq/m - 440 Sq/ft



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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:	£320,000
Tenure:	Leasehold Expires 28/01/3000 Approximately 973 Years Remaining
Ground Rent:	£468.36 (per annum) for the year 2026
Service Charge:	£2,287.00 (per annum) for the year 2026
Anticipated Rent:	£1,700.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260207

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