



## Building 50, Argyll Road, Royal Arsenal, SE18

Asking Price: £460,000

Benham  
& Reeves

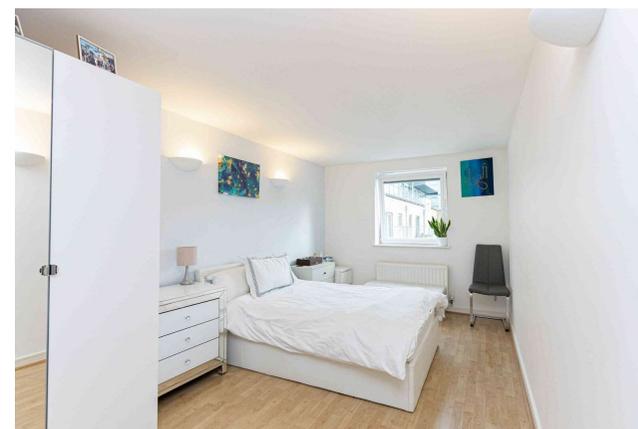
# Building 50, Argyll Road, Royal Arsenal, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A bright two double bedroom, two bathroom apartment located in Building 50, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 730 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. The reception room has floor to ceiling windows that lead directly onto the private balcony facing the lagoon feature. The flat also benefits from additional storage and an underground, secured allocated parking space.

There are two on site supermarkets as well as a variety of pubs, cafes, bakery and a fortnightly farmers' market in the Royal Arsenal development. Residents are serviced by a host of amenities including residents' and 7R CrossFit 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 GP are also close by.



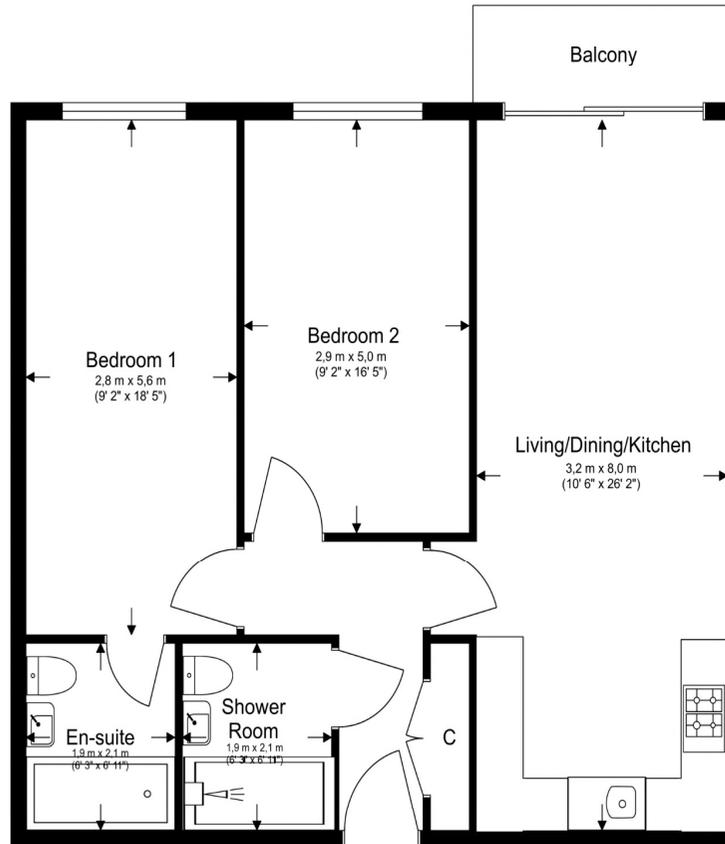


## Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 4th Floor
- 730 Square Feet (Approx.)
- Balcony
- Underground Allocated Parking Space
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station



## Total Gross Internal Area 67. Sq/m - 730 Sq/ft



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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£460,000
Tenure:	Leasehold Expires 24/11/2130 Approximately 105 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2025
Service Charge:	£4,200.00 (per annum) for the year 2025
Anticipated Rent:	£1,945.00 pcm Approx. 5.1 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250001

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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