



# Argyll Road, London, SE18

Asking Price: £425,000



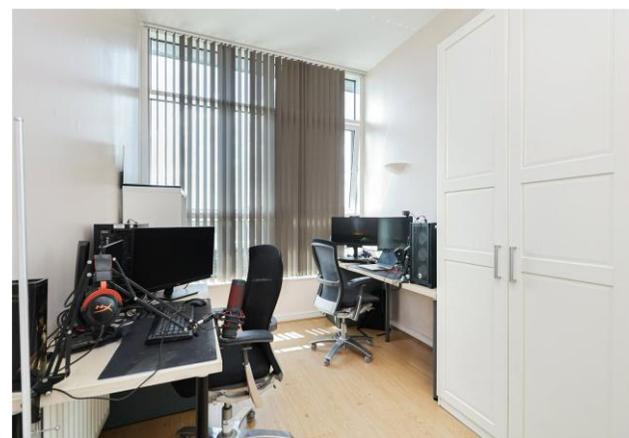
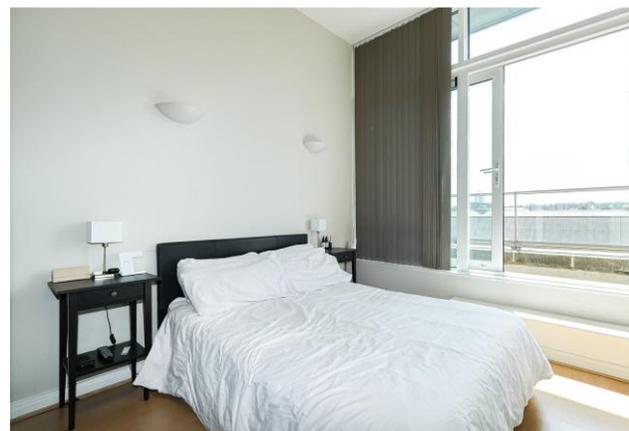
# Argyll Road, London, SE18

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A superb two bedroom apartment located in Building 50, Royal Arsenal Riverside. Situated on the fifth floor and spanning an approximate 592 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 south-facing balcony. The flat also benefits from additional storage and an allocated parking space.

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

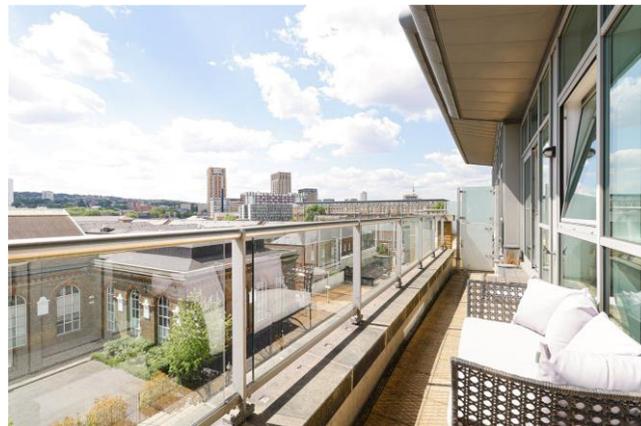
Transport Links include both Woolwich Elizabeth line and Woolwich DLR stations.



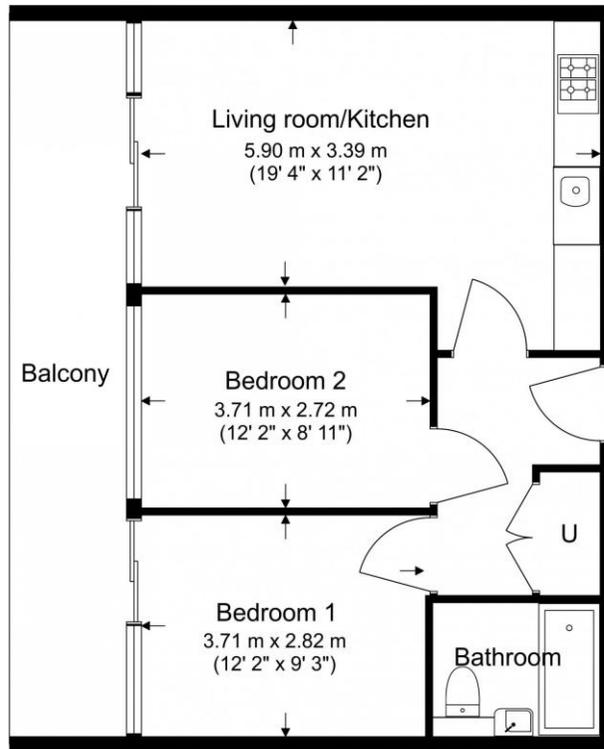


## Property Features:

- Chain Free
- Two Bedrooms
- Bathroom
- 5th Floor
- 592 Square Feet (Approx.)
- South-Facing Balcony
- Allocated Parking Space
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby



5th Floor  
 Total Gross Internal Area  
 55 Sq/m - 592.0 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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:	£425,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 974 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2025
Service Charge:	£3,600.00 (per annum) for the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 6.2% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

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