



# Amphion House, Thunderer Walk, Woolwich, SE18

Asking Price: £600,000

Benham  
& Reeves

# Amphion House, Thunderer Walk, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in Amphion House in the heart of Royal Arsenal Riverside, this luminous apartment is situated on the third floor and spans approximately 861.1 square feet. Comprising an open-plan kitchen space with integrated appliances that flow effortlessly into the living area, which has access to a private balcony. The main bedroom features an en-suite bathroom and a built-in wardrobe. There is an additional double bedroom and a modern three-piece family bathroom. Additional features include modern, high-end finishes and ample natural light, wooden flooring, and extra storage space.

In addition to access to premium amenities, including a gym, cinema, swimming pool, concierge service, landscaped gardens, and the right to park. As well as being positioned within walking distance of the River Thames, it contributes to a vibrant riverside community. There is also a Marks & Spencer's within the development, as well as a large Tesco.

A bustling high street with chain and independent shops, restaurants, cafés, health facilities, including a pharmacy and a GP, are also nearby.

The development is well-connected with the Woolwich Arsenal DLR and the new Elizabeth Line, providing excellent transport links across London.

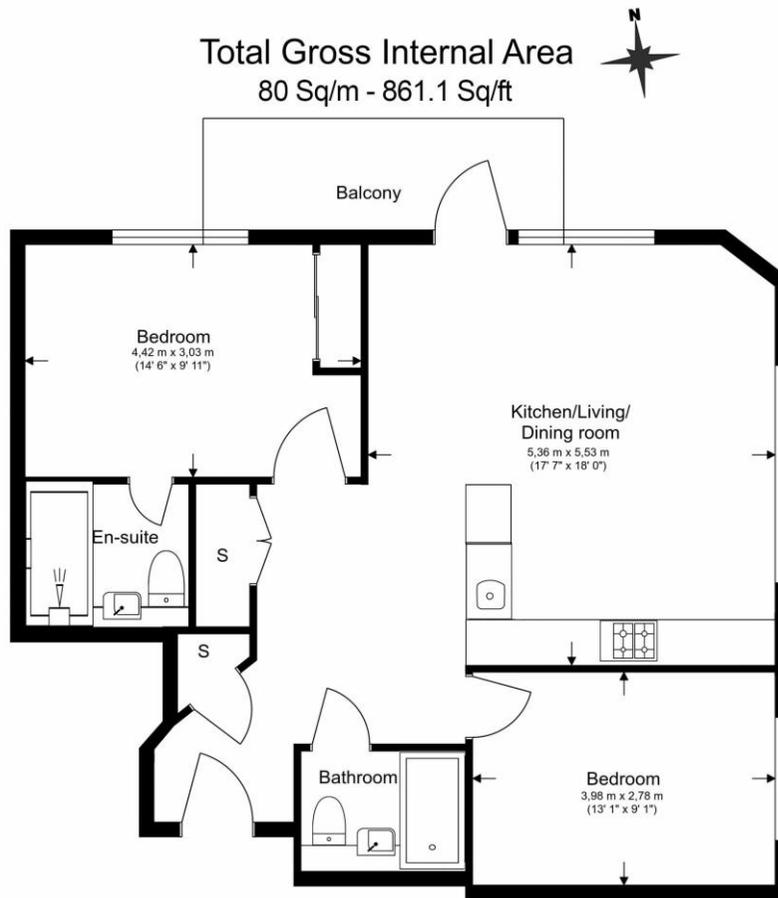




## Property Features:

- Two Bedrooms
- Two Bathrooms
- 3rd Floor
- 861.1 Square Feet (Approx.)
- Balcony
- Right To Park
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line





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>	86	86
(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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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:	£600,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 990 Years Remaining
Ground Rent:	£475.00 (per annum) for the year 2025
Service Charge:	£4,600.00 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.0% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250078

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