



# Naval House, Victory Parade, Plumstead Road,

Asking Price: £325,000



# Naval House, Victory Parade, Plumstead Road, Woolwich, SE18

 1 Bedroom     1 Bathroom     Leasehold

A bright manhattan studio apartment located in Naval House, Royal Arsenal Riverside. Situated on the 2nd floor and spanning approximately 427 square feet. This beautiful apartment features an open-plan, fully fitted kitchen with integrated appliances and a spacious living area, complete with a private balcony. The apartment features a double bedroom with a sliding door, built-in wardrobes, and a modern bathroom. Additional features include wooden flooring in the living room and extra storage space.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including a residents' gym and concierge office as well as being positioned within walking distance of the River Thames.

In addition, Marks and Spencer's occupy the commercial unit below the block and there is a large Tesco supermarket a short walk away, plus a bustling high street with chain and independent shops, restaurants, cafés, health facilities including Pharmacy and GP.

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





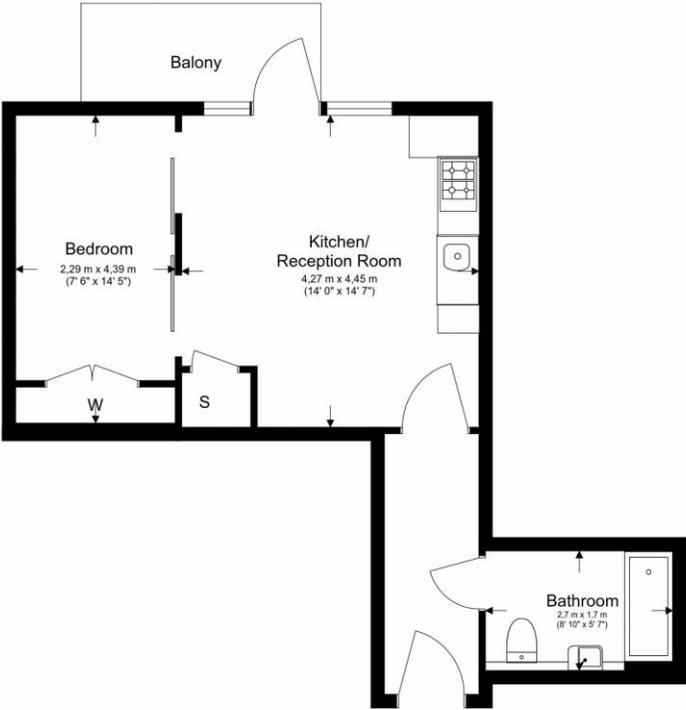
## Property Features:

- One Bed Manhattan
- Bathroom
- 2nd Floor
- 427 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- 24 Hour Concierge and Residents' Gym
- Woolwich DLR and Overground Station
- Elizabeth Line



## Second Floor

Total Gross Internal Area  
39.7 Sq/m - 427 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£325,000
Tenure:	Leasehold Expires 27/01/3020 Approximately 994 Years Remaining
Ground Rent:	£150.00 (per annum) year of 2025
Service Charge:	£2,558.00 (per annum) year of 2025
Anticipated Rent:	£1,650.00 pcm Approx. 6.1% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250015

T: 020 8051 0700

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

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

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

