



# Naval House, Victory Parade, Plumstead Road,

Asking Price: £325,000

 Benham  
& Reeves



# 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.

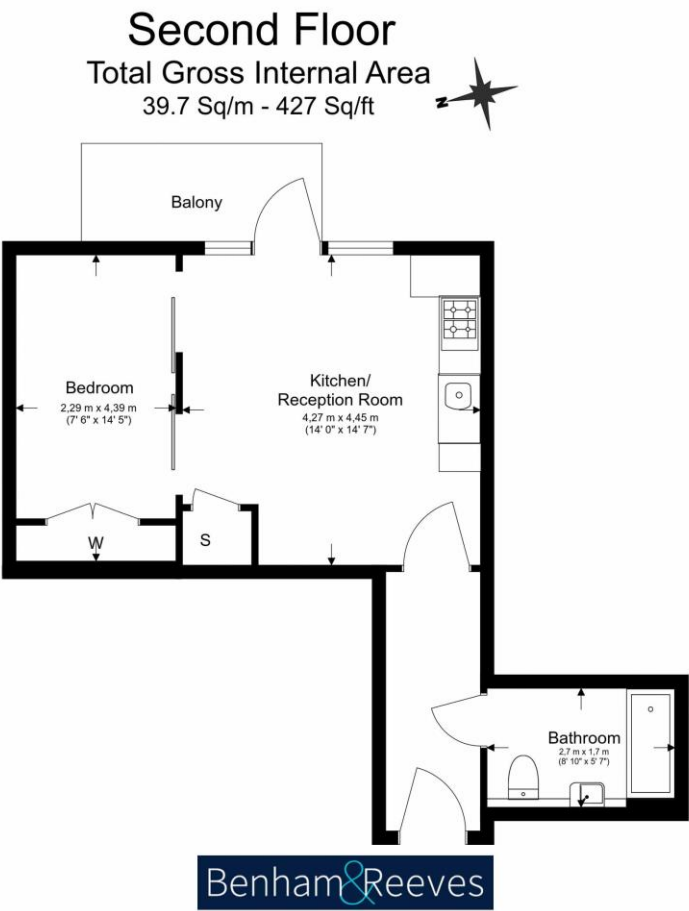




## Property Features:

- 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





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

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

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