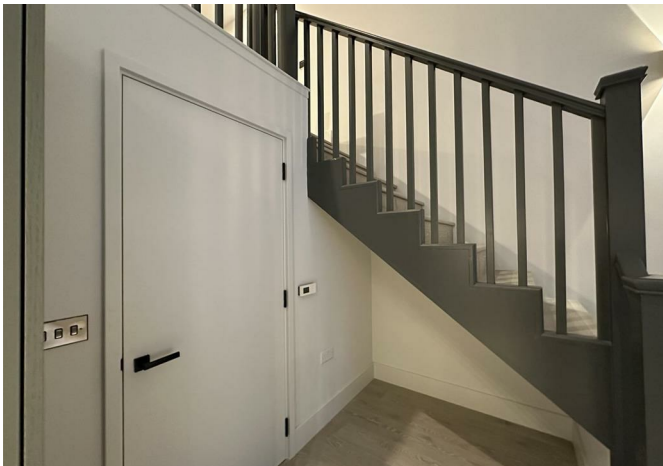




10, 2, Imperial Building Duke Of Wellington Avenue, London, SE18 6FR

**£580,000**



## 10, 2, Imperial Building Duke Of Wellington Avenue, London, SE18 6FR

**£580,000**

A rare opportunity to buy this unique property, situated just a few meters from the Elizabeth train station. With features of the old brick wall in the apartment and exceptionally high ceilings, this spacious one bedroom apartment has been converted from a listed building from 1802. There is one bedroom, one en suite bathroom and a separate laundry room on the property.

Large living and kitchen areas with contemporary kitchen designs and installed amenities, such as a wine fridge, oven, cooktop, and fridge, are located on the ground level. Additionally, there is a laundry room and a toilet with lots of storage space.

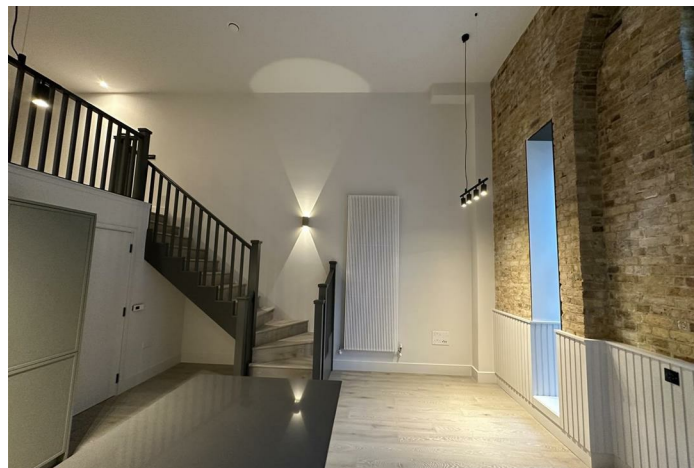
The upstairs serves as the primary sleeping area and has ample room for a king-size bed and other substantial furniture. A walk-in wardrobe and entrance to the main bathroom are also located here.

One of the most vibrant riverbank locations in South East London is Royal Arsenal Riverside. With its ideal location along the River Thames and bustling shopping district, Royal Arsenal Riverside is quickly becoming one of London's hotspots. These gorgeous riverfront residences are situated here. One of the best-connected developments in South East London is Royal Arsenal Riverside, which has an Elizabeth Line station on-site, a Thames Clipper Pier on-site and both the National Rail and DLR stations approximately 300 metres away.

Description



Situation



null  
Council Tax Band:  
Available:

# Floor Plans

## 1

### BEDROOM MEWS HOUSE

APARTMENT AREA	67.27 SQ M	724 SQ FT
Living/Dining/Kitchen	5293 mm x 4981 mm	17'4" x 16'4"
Bedroom	5116 mm x 4449 mm	16'9" x 14'7"
Dressing Room	2426 mm x 2000 mm	7'11" x 6'6"
Utility	2419 mm x 1862 mm	7'11" x 6'1"
Ground Floor Patio	5079 mm x 2000 mm	16'8" x 6'6"

**GROUND**

**MEZZANINE**

**APARTMENT 01**

**KEY**

- Measurement Points
- WM Washing Machine (indicative, not supplied)
- HIU Heat Interchange Unit
- - - Change in Ceiling Height
- R Radiators
- ST Storage
- ..... High Level Gantry Structure

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boosing size and location may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale. As a result this plan may not be at the same scale as those on other pages.

14

# Area Map

# Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</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 &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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