



134 COMPTON HOUSE 7 VICTORY PARADE

LONDON, SE18 6FT

£675,000
LEASEHOLD

Stunning 3 double bedroom, 2 bathroom 18th floor apartment within the fabulous Royal Arsenal development with views over London and the River Thames. Ultra modern accommodation throughout with wooden floors, large balcony and offers superb views over London and the river. The upper three floors of this development have premium bespoke design compared to other floors in the building.

The property comprises of three double bedrooms, two bathrooms (one en-suite), utility room for washing, a large open plan kitchen living area and floor to ceiling windows allowing plenty of natural light.

Further benefits include, 24 hour concierge and a gym.

Hemmingfords

Compton House, SE18
 GROSS INTERNAL AREA
 100.78 sqm / 1084.79 sqft



— Eighteenth Floor

GROSS INTERNAL AREA (GIA)
 The footprint of the property
 100.78 sqm / 1084.79 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes swimming pools, covered deck spaces
 84.72 sqm / 913.56 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
 12.86 sqm / 138.63 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.8m
 0.28 sqm / 3.01 sqft

SPEC
 SPEC VERIFIED: 115.42 sqm / 1242.37 sqft
 SPEC ACCREDITED: 103.20 sqm / 1106.18 sqft
 SPEC ID: 6313545SecalSec0505031915

RICS
 RICS Certified Property Measurement
 SPEC Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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