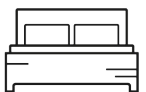




## Duke Of Wellington Avenue

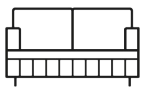
2



2



1



£550,000

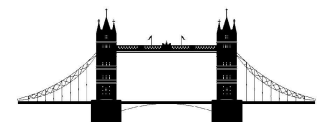
Apartment - null

Size - 772.00 sq ft

Deposit -

null -

Council Tax Band - D



**DISTRICTS**  
LONDON

# Duke Of Wellington Avenue, London, SE18 6NP

£550,000

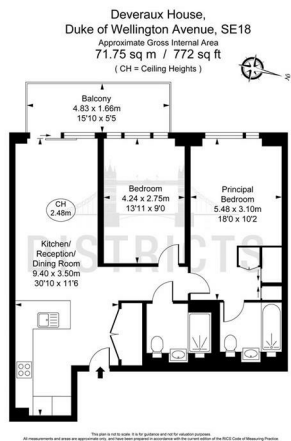
Districts London is delighted to offer this 2 bedroom, 2 bathroom property located on the 3rd floor in Deveraux House, part of Berkeley Homes - Royal Arsenal Riverside. Residents enjoy the benefit of on-site facilities, including 24 hour concierge, & The Waterside Club: a residents only health & wellbeing centre featuring a sizeable & well-equipped gym, 20 metre swimming pool, & cinema room. There are a number of on-site shops, restaurants and amenities. Nearby transport links are exceptional & include the on-site Elizabeth Line station, Royal Arsenal Pier (for Thames Clipper / Uber boat services), the nearby Woolwich Foot Tunnel, Woolwich Ferry, & Woolwich Arsenal mainline train & DLR stations.

Tenure: Leasehold  
 Approximately: 993 years remaining  
 Service Charge approximately: £3,400pa  
 Ground Rent approximately: £450pa  
 Council Tax Band: Greenwich D  
 EPC Rating: B  
 Electricity supply - Mains  
 Water supply - Mains  
 Sewerage - Mains  
 Heating - Comfort heating  
 To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
 Access: Lift Access

## Key Information

- Two Bedrooms
- Two Bathrooms
- Spacious
- Concierge
- Gym
- Swimming Pool
- Cinema
- On-site Shops

## Floorplan



## EPC CERTIFICATE

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

