



**302 Deveraux House Duke Of Wellington Avenue, London,  
SE18 6NP**

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 **£475,000**

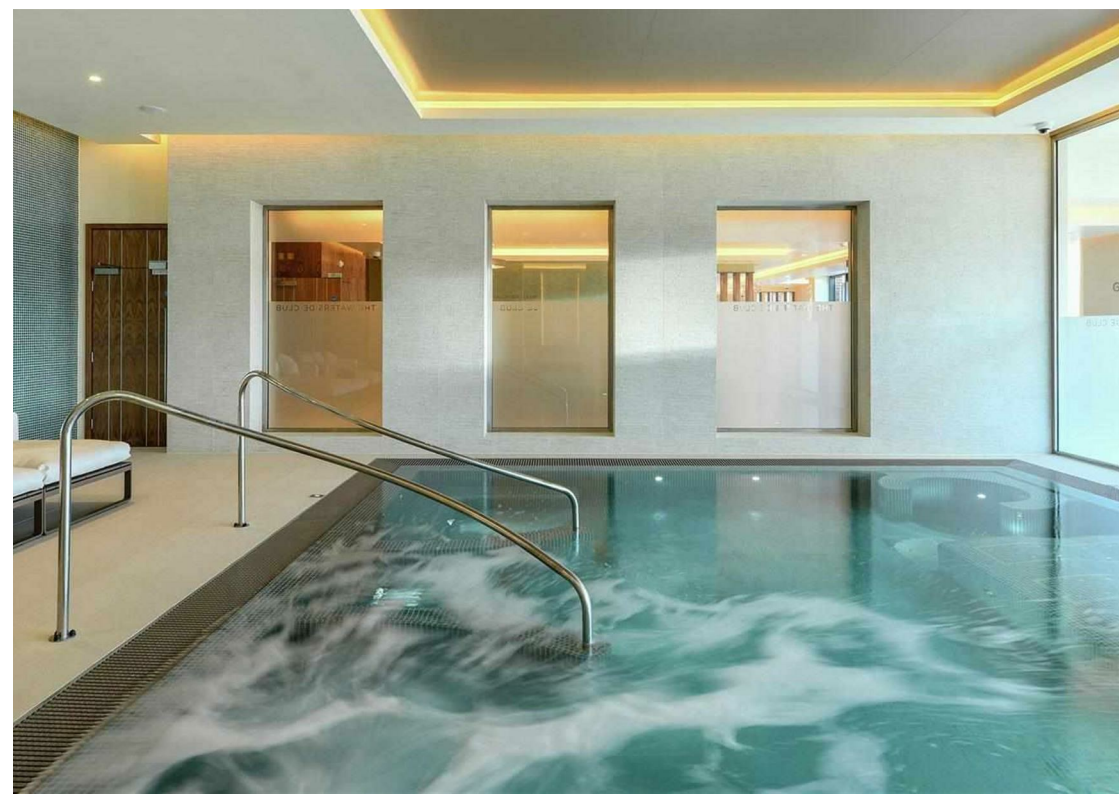


Districts London is delighted to offer this 2 bedroom, 2 bathroom property located on the 3rd floor in Deveraux House, part of Berkeley Homes - Royal Arsenal Riverside. Residents enjoy the benefit of on-site facilities, including 24-hour concierge, & The Waterside Club: a residents only health & wellbeing 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.

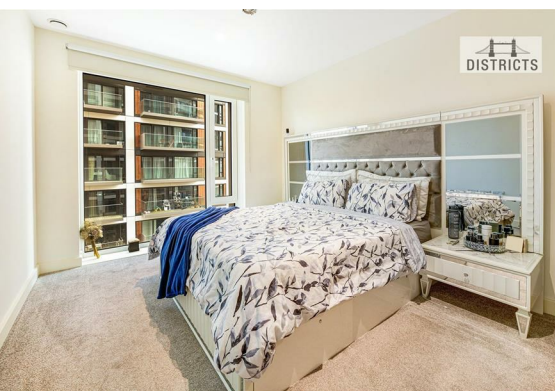
Tenure: Leasehold  
 Length of Lease: 993 years remaining  
 Annual ground rent: £450pa  
 Ground rent review period: Ask Agent  
 Annual service charge: Approx. £3,775pa  
 Council: Greenwich, Band D

Electricity supply – Mains | Heating –  
 Mains | Water Supply & Sewerage –  
 Mains | Internet: Fibre | Lift Access

To check broadband and mobile phone coverage please visit Ofcom  
 To check planning permission please visit the Council Website, Planning & Building Control



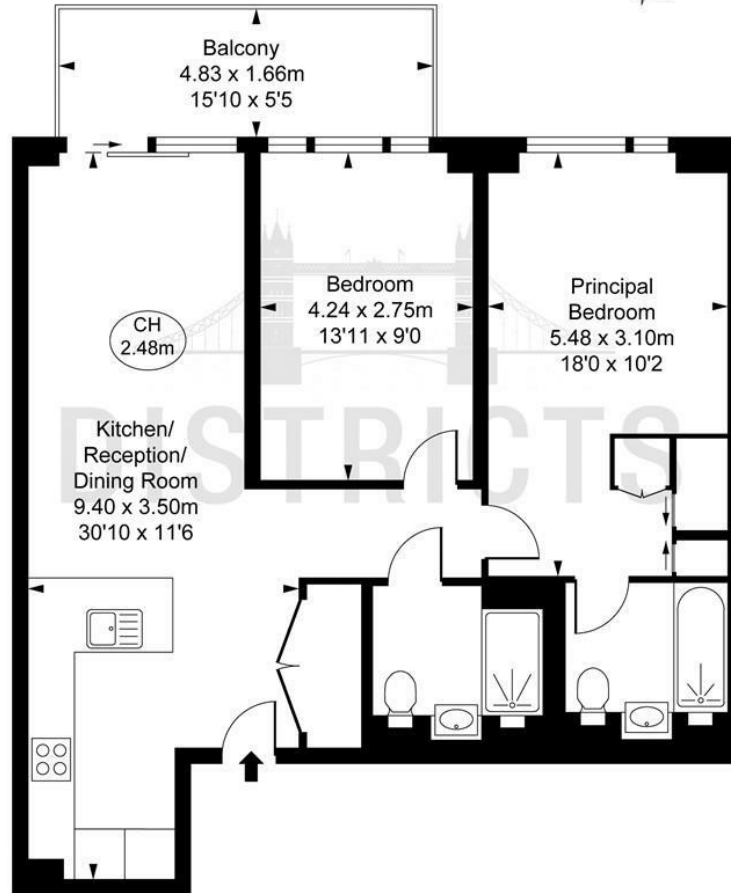




Deveraux House,  
Duke of Wellington Avenue, SE18

Approximate Gross Internal Area  
71.75 sq m / 772 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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.