



Let **UK** Home

2 Bedrooms

Flat

Located in London

£2,400 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Duke Of Wellington Avenue London

SE18 6PD



Let UK Home are excited to offer this spacious 2-bedroom apartment set in Norton House, Duke of Wellington Avenue within the sought-after Royal Arsenal Riverside, Waterfront development.

The bright and well-proportioned living space comprises reception with wood flooring and access to the balcony with stunning views over the Thames. There is a fully fitted kitchen integrated with appliances including dishwasher, microwave, and fridge/freezer. The washer/dryer is in the utility cupboard with storage space. The master bedroom benefits from good storage space and an en-suite shower room. The second bedroom is of good size and there is a family size bathroom located in the hall. A virtual viewing is provided.

Residents benefit from access to concierge services, resident's gym, sauna, steam room, swimming pool and cinema.

The development is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames, with all the everyday essential amenities & more on your doorstep, including Barclays Bank, M&S Food hall, Sainsbury's Local, Pure Gym, gastro-pubs and bars, a dentist and pharmacy, as well as nurseries.

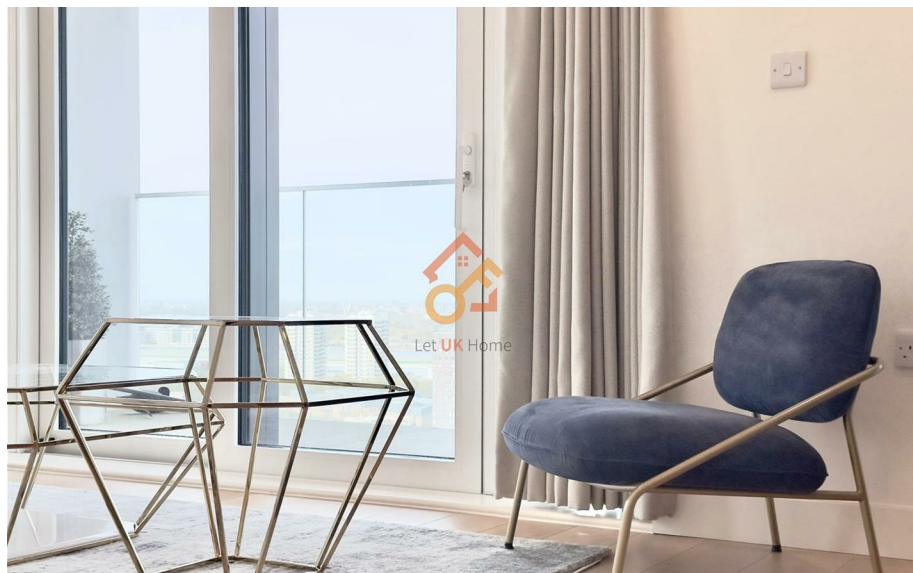
Royal Arsenal Riverside is also one of South East London's best connected developments, with the on-site Woolwich Elizabeth Line station, journey times into the City, West and Heathrow Airport are faster than ever before. The development also benefits from an on-site Thames Clipper Pier offering easy access into central

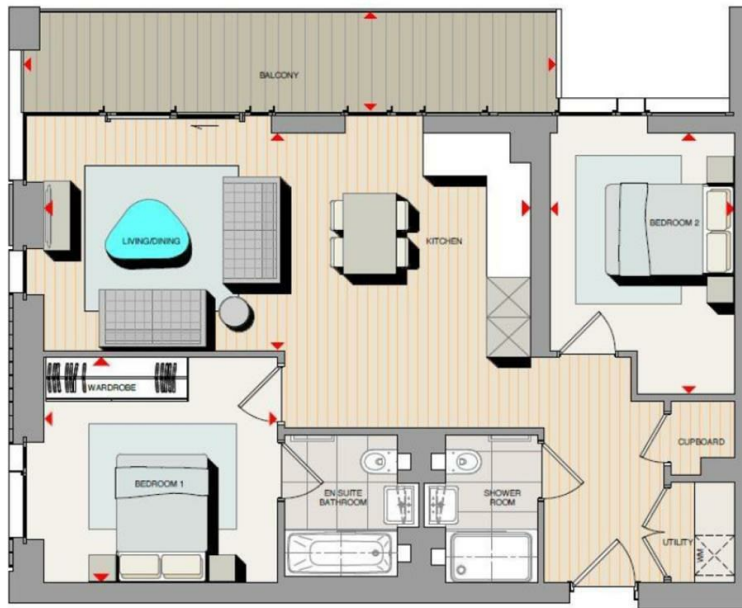
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- 19th Floor
- 24h Security
- The Gym
- Sauna & Steam Room
- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Virtual Viewing Available





2 BEDROOM APARTMENT

APARTMENT AREA	71.16 sq.m	766 sq.ft
Living/Dining/Kitchen	7240 x 3249 mm	23' 9" x 10' 8"
Bedroom 1	3475 x 3350 mm	11' 5" x 11' 0"
Bedroom 2	3899 x 2750 mm	12' 10" x 9' 0"
Balcony	7947 x 1500 mm	26' 1" x 4' 11"

SITE LOCATOR



FLOOR STACKER



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

01795 358 886

info@letukhome.co.uk

Council Tax Band: D

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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