



**Warehouse Court, No 1 Street, Royal Arsenal,  
London, SE18 6FD**

**1 Bedroom Leasehold Flat For Sale**

**Offers In Excess Of £360,000**







## For Sale – Contemporary One Bedroom Balcony Flat in Royal Arsenal Riverside

We are delighted to offer this beautifully presented one-bedroom apartment, ideally located within the highly sought-after Royal Arsenal Riverside development. This vibrant riverside community boasts a wealth of on-site amenities including a supermarket, pharmacy, GP surgery, bakery, and more – everything you need right on your doorstep.



The property benefits from access to a stunning residents' courtyard garden, perfect for relaxing, or you can enjoy serene garden views from your own private balcony. With excellent transport links just moments away — including the Elizabeth Line, DLR, National Rail, and bus services — this home is a commuter's dream.

### Key Features:

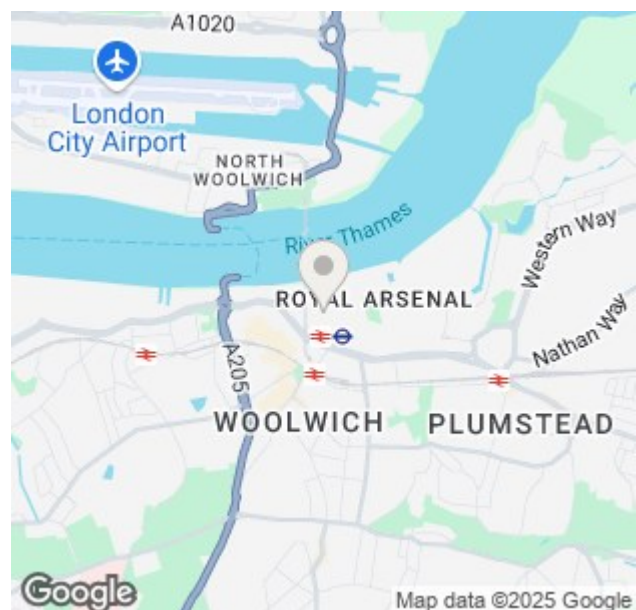
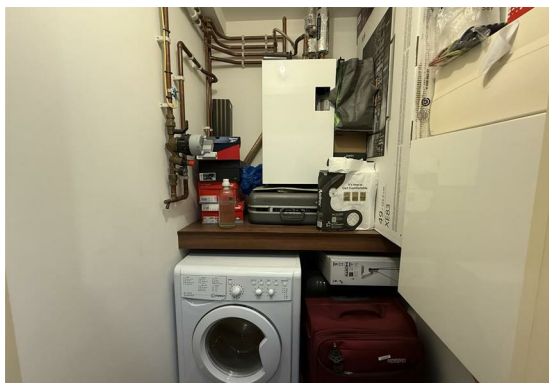
- Spacious reception room with open-plan modern kitchen
- Bright double bedroom
- Stylish three-piece bathroom
- Private balcony overlooking landscaped gardens
- Well-maintained throughout with scope to personalise
- Offered chain-free



### Additional Information:

- EPC Rating: C
- Council Tax Band: D
- Tenure: Leasehold (approx. 112 years remaining)
- Service Charge: approx. £1,956 per annum
- Ground Rent: £392 per annum

This is a fantastic opportunity for first-time buyers, investors, or anyone seeking a stylish and convenient riverside lifestyle.



## Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 43.8 sq. metres (471.0 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.□□

## 111 Warehouse Court, London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	

### CONTACT

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