



PRICE GUIDE

**£550,000**

**Duke Of Wellington Avenue**

London, SE18 6DG

Guide Price £550,000 - £585,000

Absolutely stunning two bedroom apartment with balcony in Judde House, located within the prestigious sought after Berkeley homes Riverside development of Royal Arsenal in Woolwich SE18. This wonderful property boasts contemporary stylish decor, wood flooring, a stunning fully fitted open plan kitchen/lounge which leads to balcony with side river views .

Kitchen comes with integrated appliances including dishwasher, Fridge freezer, oven and hob, also has benefit of large Stylish family bathroom, two bedrooms one with large fitted wardrobes .

The Royal Arsenal development is ideally positioned close to fantastic shopping amenities, supermarkets, restaurants and nice pubs and for transport there is a wide selection of bus services available, the Thomas Clipper River Boat and you are just moments away from the new Woolwich Elizabeth underground Station and Woolwich Arsenal Rail and DLR Stations.

The development also boasts a resident gym, swimming pool, sauna, steam room and cinema room and a 24 hour concierge service.

Council Tax: Band D  
Leasehold: 994 years  
Service Charge: £3232  
Ground Rent: £424





# Duke of Wellington Avenue, SE18 6DG

Approx Gross Internal Area = 60.5 sq m / 651 sq ft  
 Balcony = 6.9 sq m / 74 sq ft  
 Total = 67.4 sq m / 725 sq ft



Sixth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</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	

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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