



£525,000

Victory Parade

London, SE18 6FW

This immaculate property also comes complete with a large utility room and on the development you have wonderful facilities including an on site residents Gymnasium, Bike Storage, 24 hour Concierge service and use of Communal gardens .

This unique development has many historical period buildings and amazing amenities with a variety of supermarkets including M&S Foodhall, Sainsbury's Local and Tesco Express and great restaurants, cafes, Gastro pubs, a fortnightly Farmers Market and daily street food stalls. Added benefit is on site Elizabeth line station only two minutes walk away, Woolwich Arsenal mainline and DLR Stations are close by providing easy access to London City Airport, Greenwich, London Bridge, Canary Wharf London Charring Cross and Heathrow airport . Offered chain free (has option to extend lease to 999 years please ask agent for details)

Reception/ Kitchen 19.00" x 17.2" (5.79m x 5.23m)

Integrated kitchen appliances, large reception area, Floor to ceiling windows and wooden flooring

Bedroom 1 12.6" x 10.8" (3.82m x 3.26m)

Carpet, built in wardrobe and floor to ceiling windows

Bedroom 2 13.10" x 8.10" (4.22m x 2.7m)

Carpet and floor to ceiling windows

Bathroom 7.6" x 5.6 " (2.30m x 1.67m)

Modern three piece bathroom suite

Balcony 27.11" x 5.70" (8.52m x 1.69 m)

Very spacious with river views

Leasehold: 114 years

Service Charge: £4445 per annum

Ground Rent: £350 per annum

Council Tax: Band D



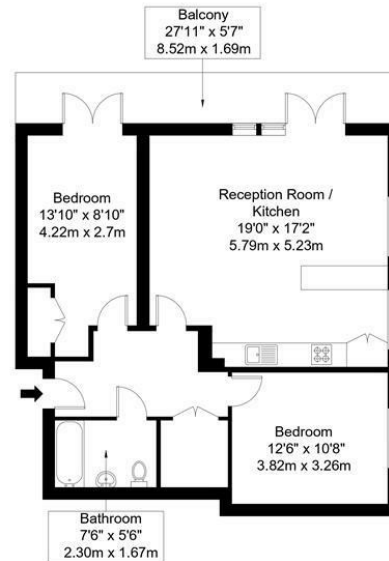


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Approx Gross Internal Area = 78.61 sq m / 846 sq ft

Balcony = 12.20 sq m / 131 sq ft

Total = 90.81 sq m / 977 sq ft



Tenth 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) A		
(81-91) B	84	84
(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	

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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