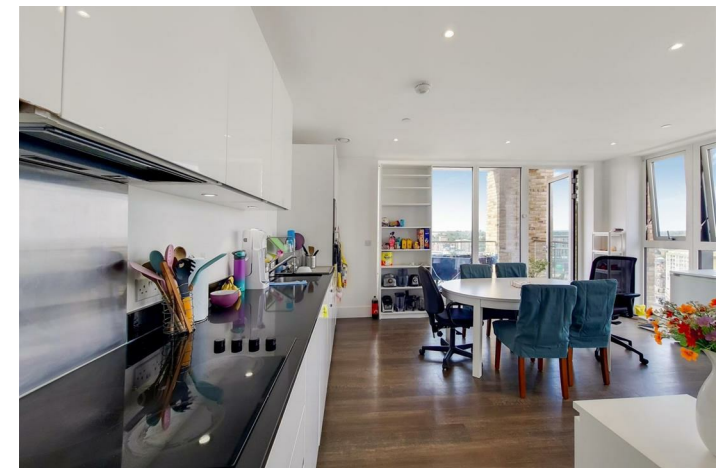




VICTORY PARADE, SE18

3 BED FLAT - PENTHOUSE

£625,000
LEASEHOLD

An impressive three-bedroom, two-bathroom apartment extending to approximately 1,085 sq ft, positioned on the 18th floor of Compton House, within the highly regarded Royal Arsenal Riverside development in Woolwich.

The apartment offers exceptional lateral living space, with the centrepiece being the outstanding 31'0" x 22'10" open-plan kitchen/reception room. The generous proportions provide ample space for separate living, dining and entertaining areas, while extensive glazing creates a bright and contemporary living environment.

Direct access leads onto a substantial 27'11" private balcony, providing excellent outside space and, from its elevated 18th-floor position, impressive far-reaching views across the surrounding London skyline and the river Thames.

Hemmingfords

Compton House, SE18

GROSS INTERNAL AREA
100.78 sqm / 1084.79 sqft



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GROSS INTERNAL AREA (GIA)
The footprint of the property
100.78 sqm / 1084.79 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
12.60 sqm / 135.63 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL 115.42 sqm / 1242.37 sqft
IPMS 3C RESIDENTIAL 115.20 sqm / 1186.18 sqft
SPIC ID: 62c5d56cafa9a0d0b03187d



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords