





# FLAT 1104, HAMPTON APARTMENTS DUKE OF WELLINGTON AVENUE, LONDON, SE18 6NX

£650,000

- Stunning two double bedroom apartment on the 11th floor
  - Award-winning Waterfront I by Berkeley Homes
    - Spacious open-plan living and dining area
  - Stylish fitted kitchen with integrated Neff appliances
  - Principal bedroom with fitted wardrobes and en-suite bathroom
    - Second double bedroom with River Thames views
      - Contemporary family shower room
  - Large private north-west facing balcony with Canary Wharf views
  - Residents' spa, 20m swimming pool, gym and cinema room
    - 24-hour concierge and excellent Royal Arsenal Riverside location

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## ABOUT THIS HOME

Presenting this stunning two double bedroom apartment, situated on the 11th floor of the award-winning Waterfront I by Berkeley Homes, within the prestigious Royal Arsenal Riverside.

The property comprises a welcoming entrance hall leading to a spacious open-plan living and dining area with a stylish fitted kitchen featuring integrated Neff appliances. The principal bedroom benefits from fitted mirrored wardrobes and a modern en-suite bathroom. A generous second double bedroom enjoys attractive views towards the River Thames. There is also a contemporary family shower room and a utility cupboard housing a freestanding washer/dryer.

A particular highlight is the large north-west facing private balcony with impressive views across the River Thames and towards Canary Wharf skyline — ideal for relaxing or entertaining.

Hamptons Apartments forms part of an exciting riverside development and offers residents an exceptional range of facilities including 24-hour concierge, night security, on-site medical centre, pharmacy and dentist.

Residents also enjoy exclusive access to the Waterside Club, which includes a luxurious spa, 20m swimming pool, high-specification gym and private cinema room.

Early viewing is highly recommended.





## USEFUL INFORMATION

Remainder of 999 year lease from 2017

Service Charge - £4306.38pa

Ground Rent - £425pa

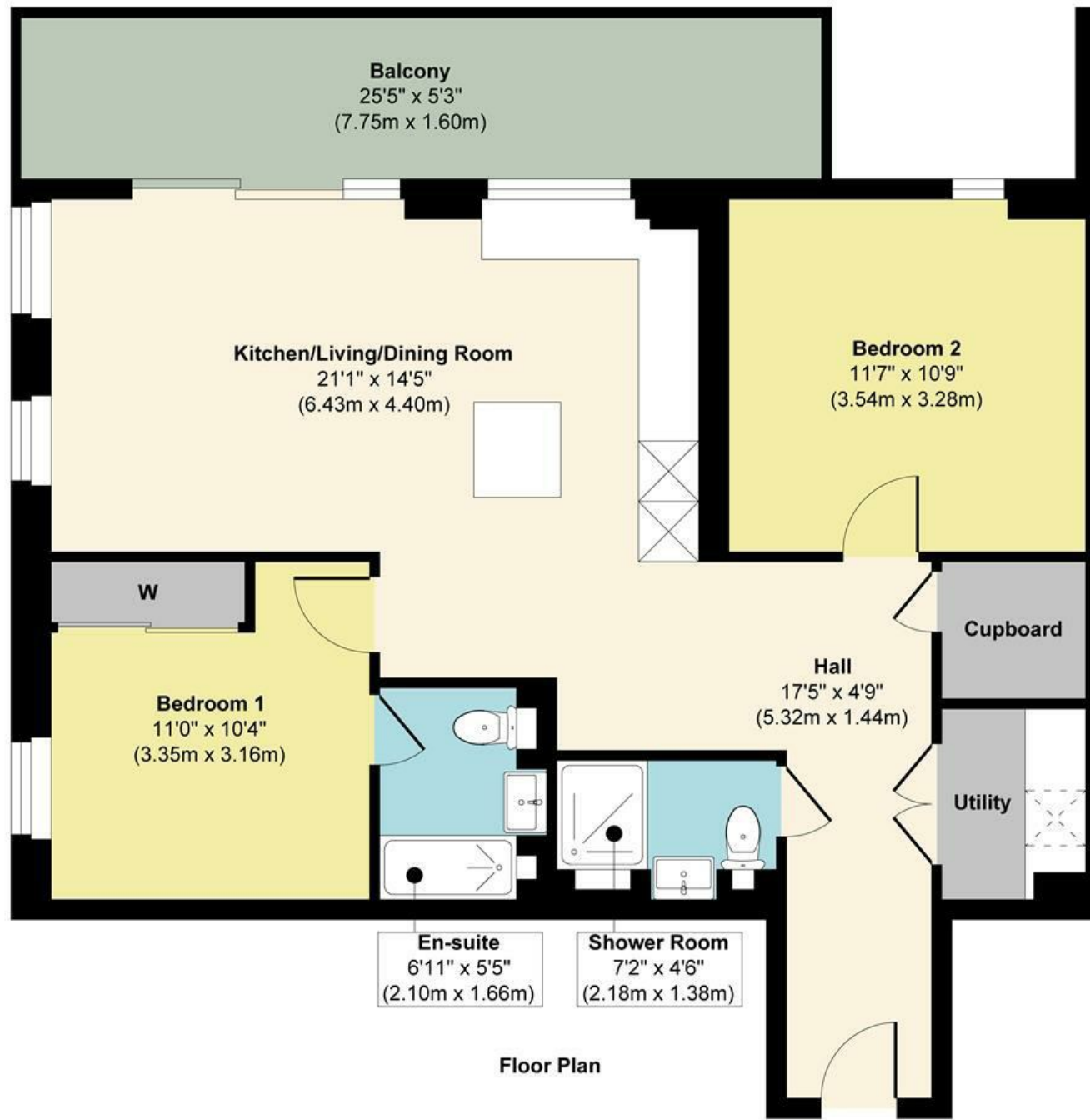
Council Tax - Band D

Local Authority - Greenwich

Situated in ROYAL ARSENAL CONSERVATION AREA

Information provided as a guide only and not to be solely relied upon





Floor Plan

**Approx. Gross Internal Floor Area 802 sq. ft / 74.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Royal Arsenal Riverside is a thriving Thames-side neighbourhood that seamlessly blends historic character with modern convenience. Just a 4-minute walk from Woolwich Elizabeth Line station, 6 minutes from Woolwich Arsenal (DLR & National Rail), and 9 minutes from the Thames Clipper pier, the development offers excellent connectivity—reaching Canary Wharf in under 15 minutes, Bond Street in around 23 minutes, and London Bridge in as little as 21 minutes. Alongside superb transport links, residents enjoy riverside walks, landscaped green spaces, cafés, restaurants, and cultural destinations such as Woolwich Works, creating a dynamic setting that appeals to professionals and investors alike.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

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# CONTACT US

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