



Let **UK** Home

2 Bedrooms

Flat

Located in London

£565,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Duke Of Wellington Avenue London

SE18 6NP



Let UK Home are delighted to offer this modern two double bedroom apartment in Deveraux House, part of the highly sought Royal Arsenal Riverside development.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms (master with wardrobe & en-suite), a large family sized bathroom and ample storage.

Residents will benefit from a concierge service, on-site resident's gym, cinema, swimming pool, jacuzzi, sauna and steam room.

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, sitting at the heart of Woolwich, which is rapidly emerging as one of London's bright spots; occupying a prime location along the River Thames and offering a buzzing retail hub. Wellington Park is just a short walk away, offering a lovely green space for leisurely strolls or outdoor activities. Additionally, the development is within walking distance to Woolwich town centre and Woolwich Arsenal railway station & DLR station. There is a Thames Clipper river bus stop and a Queen Line station (Woolwich Station) in the community, which is very convenient to Canary Wharf, Liverpool Street Station and Bond Street.

Duke Of Wellington Avenue London

£565,000 Leasehold



- 8th Floor
- 24h Security
- The Gym
- Sauna & Steam Room
- Concierge Service
- Swimming Pool
- Cinema & Game Room
- EPC Rating: B



WATERFRONT AT ROYAL ARSENAL RIVERSIDE

2 BEDROOM APARTMENT

PLOTS 3.1.107, 3.2.120, 3.3.135, 3.4.146, 3.5.159, 3.6.172, 3.7.185, 3.8.198, 3.9.211, 3.10.224, 3.11.237, 3.12.250, 3.13.263, 3.14.275, 3.15.279, 3.16.285

APARTMENT AREA	71.57 sq.m	770 sq.ft
Living/Dining	4350mm x 3510mm	14'3" x 11'6"
Kitchen	3100mm x 2300mm	10'2" x 7'7"
Bedroom 1	5250mm x 2750mm	17'3" x 9'0"
Bedroom 2	3985mm x 2750mm	13'1" x 9'0"
Balcony	4700mm x 1675mm	15'5" x 5'6"

SITE LOCATOR



FLOOR STACKER



LEVELS 1-16



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: D

Local Authority:

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.

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

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