



**AMPHION HOUSE, WOOLWICH, LONDON, SE18**  
**GUIDE PRICE £600,000-£620,000 LEASEHOLD**

**AN ABSOLUTELY STUNNING TWO BEDROOM 5TH FLOOR APARTMENT, THAT IS PART OF THIS SUPER DEVELOPMENT NESTLED WITHIN THE ROYAL ARSENAL RIVERSIDE AND JUST MOMENTS FROM THE ELIZABETH LINE! FEATURING SECURE PARKING AND MEASURING CIRCA 798 SQ FT.**

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## DESCRIPTION:

Guide Price £600,000-£620,000. An absolutely stunning two bedroom 5th floor apartment, that is part of this super development nestled within the Royal Arsenal Riverside and just moments from the Elizabeth Line! Featuring secure parking and measuring circa 798 sq ft.

In immaculate order throughout, the property comprises a lovely and bright 25ft reception room, with hard wood flooring and opening onto a lovely balcony, that has partial river views and overlooking the residents' gardens. The kitchen area is open plan and particularly well equipped with the usual fitted white goods. There are two bedrooms, with the master room having fitted wardrobes. In addition, there are two bathrooms, including an ensuite. As mentioned, the property comes with a secure underground parking space/right to park. Benefits include a large utility cupboard off the hallway and concierge service, plus use of a communal gymnasium, swimming pool and cinema room!

The Woolwich Arsenal is a supremely popular development located in Woolwich and just adjacent to the river. There is a selection of shops and restaurants on site, along with some great pubs, The Woolwich Works and The Waterside Club. Crossrail is just moments away, which offers a quick and easy commute into central London.

## AT A GLANCE

- stunning apartment
- 5th floor (with lift)
- two bedrooms
- circa 798 sq ft
- secure underground parking
- two bathrooms
- communal grounds
- partial river views
- Royal Arsenal Riverside
- moments from Elizabeth Line
- moments from the river and shops





## Fifth Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>	87	87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 993 year

**Service Charge:** £4789.58 per annum

**Ground Rent:** £ 475 Annually (subject to increase)

**Council Tax Band:** tbc

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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