



A fantastic waterfront apartment, set within this highly desirable Berkeley homes development. Resident will benefit from access to a range of first class facilities.

**Hampton Apartments, Duke of Wellington Avenue, Woolwich, London, SE18**

£700,000 Leasehold (994 years remaining)





- Stunning three bedroom apartment
- Luxurious specification
- Direct views overlooking the Thames
- First class facilities
- No onward chain

### Description

A superb three bedroom waterfront apartment in this highly desirable Berkeley homes development. The immediate reaction upon entering is how much natural light is offered within the apartment, which is predominantly absorbed via the floor to ceiling windows throughout. Internally there is an open plan living area, with a high specification kitchen which houses a range of designer appliances, two designer bathroom suites, plus there is plenty of storage on offer. Externally a full length balcony boasts sublime views overlooking the River Thames, and in addition there is a further balcony overlooking well manicured gardens.

Berkeley homes is a developer renowned for outstanding luxury, and this is reflected throughout the apartment, through various high end fixtures and fittings, and endless attention to detail ensuring the highest quality finish. Busy professionals also require first class facilities, and this development certainly does not disappoint.

All residents will benefit from access to a 24 hour concierge service, a large fully equipped gymnasium with state of the art equipment, a heated indoor pool and a private screening cinema.

The images in this brochure are for indicative purposes and were taken in 2018.

The current tenant of this property has been placed by our Savills Lettings Department.

PLEASE NOTE: We have received confirmation from the owner of this property that an EWS1 form has been provided by the Freeholder.

### Local Information

Royal Arsenal Riverside is perfectly located for the forthcoming Elizabeth line Crossrail station which offers connections in to Canary Wharf of 8 minutes and Liverpool Street of 14 minutes. Additionally Royal Arsenal DLR is just 0.5 miles away while the Thames Clipper service is 0.3 miles away.

All times and distances are approximate.

### Tenure

Leasehold (994 years remaining)

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.





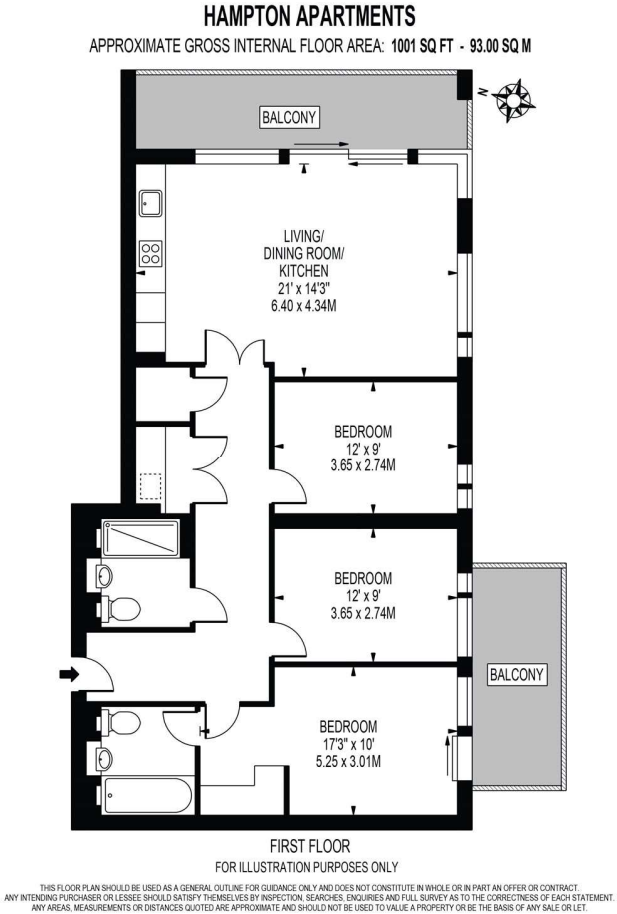





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Gross Internal Area 1001 sq ft, 93 m²

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92+) <b>A</b>                              |                                                                                                               |           |
| (81-91) <b>B</b>                            | 87                                                                                                            | 87        |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

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