



An outstanding period conversion which offers approximately 1,117 sq ft of living space set across two floors.

**Foundry House, Arsenal Way, London, SE18**

£700,000 Leasehold (977 years remaining)

savills



- Stunning period conversion
- Impressive specification
- Bright and airy
- Grade II listed
- Secure parking

### Description

Internal viewing is the only way to appreciate this stunning two bedroom duplex apartment which has been maintained in excellent order throughout. Internally the apartment spans to approximately 1117 sq ft, and it retains plenty of the original charm and character with high ceilings, exposed brickwork and large sash windows. Accommodation comprises of a large living room which is flooded with natural light due to its dual aspect, a separate fitted kitchen with integrated appliances. A wrought iron spiral staircase leads to the first floor, which boasts two double bedrooms, both of which offer fitted wardrobes. Additionally, there are two high specification bathroom suites, the sole use of an attractive patio area, plus there is secure parking. There is also 24 hour concierge and a resident's gymnasium (Small fee payable).

### Local Information

Foundry House is a listed building set within a securely gated development, which is ideally positioned for a range of local shops bars and restaurants. Woolwich DLR is just 0.4 miles away providing swift access into both Canary Wharf and Bank. Alternatively, the Thames Clipper service is within easy reach and offers great connectivity into London. It is also located within easy reach of the new Crossrail station which is due to open on 24<sup>th</sup> May 2022, further enhancing the connectivity.

All times and distances are approximate.

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### Tenure

Leasehold (977 years remaining)

### Local Authority

Royal London Borough of Greenwich

### Energy Performance

EPC Rating = D

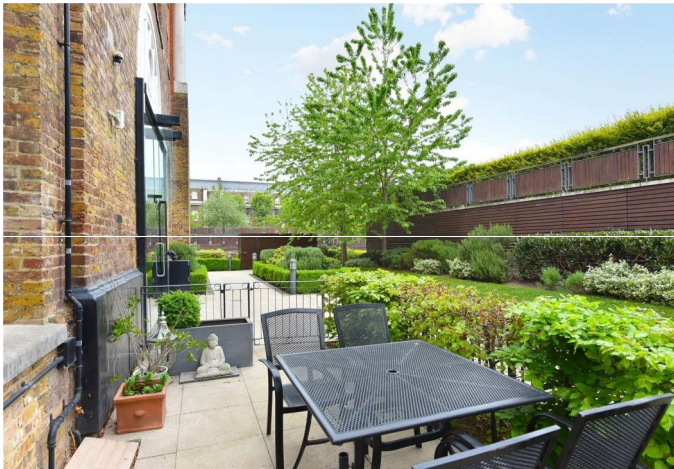
### Viewing

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

Telephone: +44 (0) 20 7531 2530.



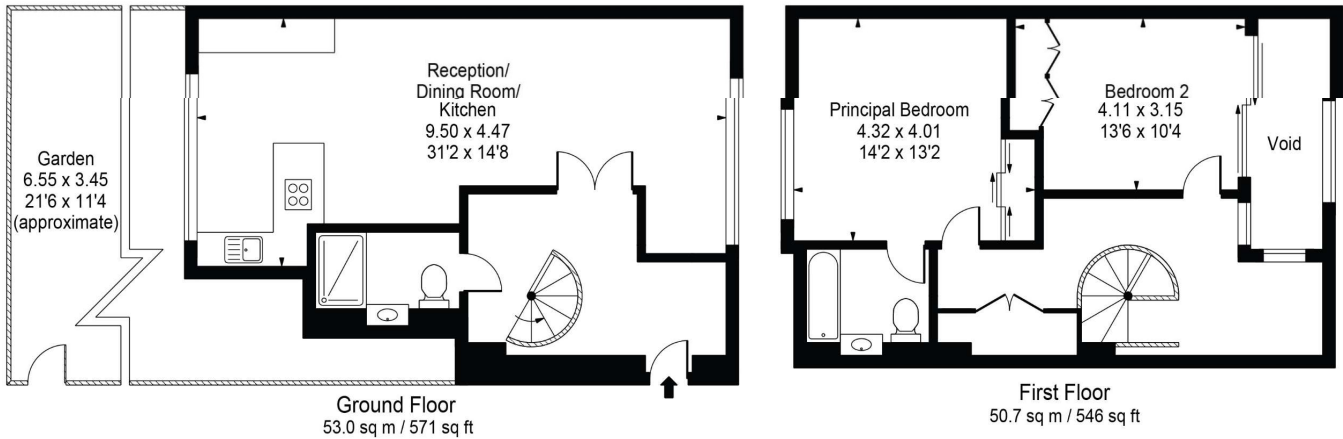







Foundry House, Arsenal Way, London, SE18  
Gross Internal Area 1117 sq ft, 103.8 m²

Foundry House, SE18  
Gross Internal Area(Approx)  
Total = 103.77 Sq m / 1117 Sq ft



For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(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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