



THUNDERER WALK, SE18
GUIDE PRICE £620,000 - £635,000 LEASEHOLD

THIS STYLISH AND BEAUTIFULLY PRESENTED, TWO BEDROOM APARTMENT LOCATED ON THE 4TH FLOOR OF THE ATTRACTIVE PAVILION SQUARE IN THE ROYAL ARSENAL RIVERSIDE LOCATION, ONE OF LONDON'S PREMIER RIVERSIDE DEVELOPMENTS, BOASTS BRIGHT, OPEN PLAN LIVING WITH FLOOR TO CEILING WINDOWS

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DESCRIPTION:

This stylish and beautifully presented, two bedroom apartment located on the 4th floor of the attractive Pavilion Square in the Royal Arsenal Riverside location, one of London's premier riverside developments, boasts bright, open plan living with floor to ceiling windows.

The dual aspect reception room, is generous in size, with space to dine and entertain whilst the kitchen area provides ample storage with integrated appliances and features a breakfast bar. This leads onto a balcony that overlooks the beautiful, gated communal gardens and river views.

The master bedroom is bright, with fitted wardrobes and an ensuite bathroom and there is a second bedroom and a separate shower room.

The apartment also has an underground parking space.

Further benefits to residents of Pavilion Square include 24 hour concierge service and access to the Waterside Club, which is an impressive array of resident's only gymnasium, 20m swimming pool, spa pool, sauna, treatment rooms and cinema room. There are also on-site supermarkets, pubs, a coffee shop, bakery, café and deli!

The property has excellent transport links including the Elizabeth Line on-site and Thames Clipper Pier in addition to National Rail and DLR services being close by.





APPROXIMATE FLOOR AREA = 863 SQ FT / 80.2 SQ M



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			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 991 year and 5 months

Service Charge: £4851.34 per annum

Ground Rent: £ 475 Annually (subject to increase)

Council Tax Band: D

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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