



AMPHION HOUSE, 5 THUNDERER WALK, WOOLWICH, SE18 6NW

GUIDE PRICE - £580,000 - £600,000 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.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

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





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. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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