



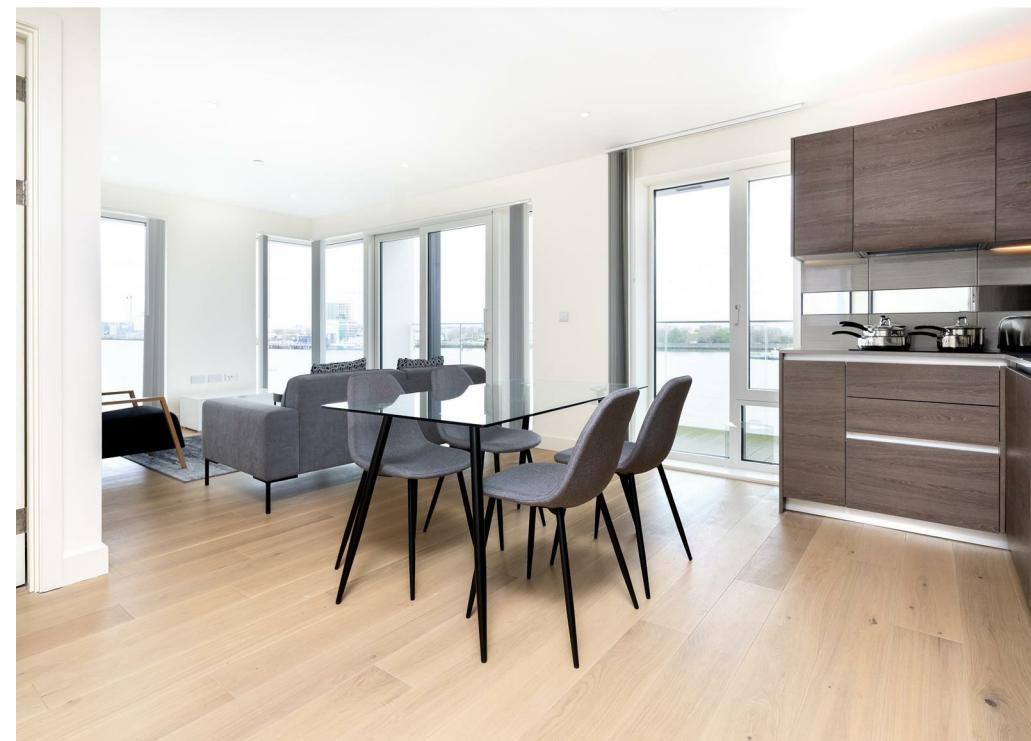
Duke Of Wellington Avenue, SE18 6EY
£2,700 Per Month

coopers
OF LONDON EST. 1986

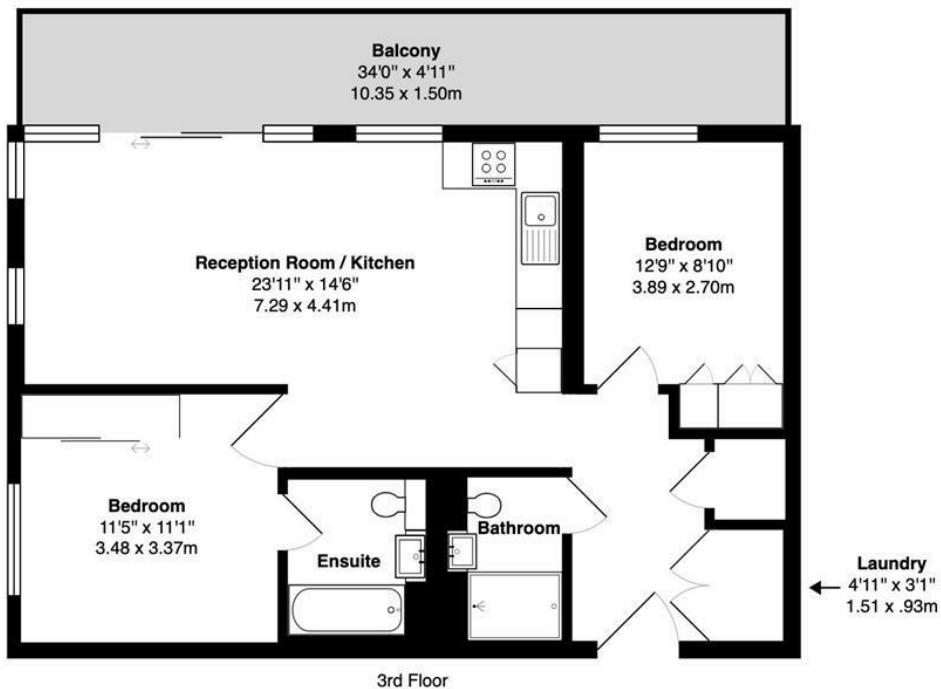
Duke Of Wellington Avenue, SE18

- Spectacular river views
- 2 bedroom, 2 bathroom
- Large private balcony
- Fully furnished
- Residents gym & swimming pool
- Council tax band D. Greenwich
- Concierge
- Close to Woolwich - Elizabeth Line
- EPC Band . B

A spacious two-bedroom, two-bathroom 5th-floor apartment in Norton House which is part of the luxury Royal Arsenal Riverside development. It comprises an open-plan living room with a high-quality kitchen and fully integrated appliances. There are two good-sized double bedrooms, one of which has an en-suite bathroom. Wood flooring in the living room and a large private balcony with panoramic direct river views. Fully furnished and in immaculate condition. Residents of the Royal Arsenal Riverside Development benefit from a host of amenities including the residents' gym, indoor swimming pool, cinema, and concierge. A selection of shops and restaurants are close-by as is the Elizabeth Line station giving fast and frequent access to Canary Wharf, The City, the West End, and Heathrow Airport.







Duke of Wellington Avenue SE18

Total Gross Area: 751 ft² ... 69.8 m² (excluding balcony)

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersoflondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.