



**HAMPTON APARTMENTS, WOOLWICH, LONDON, SE18**  
**£700,000 LEASEHOLD**

**A FABULOUS TWO BEDROOM, 8TH FLOOR, APARTMENT THAT IS PART OF THE LATEST PHASE OF THE WOOLWICH ARSENAL DEVELOPMENT! MEASURING C751 SQ FT, FEATURING SECURE UNDERGROUND PARKING AND OUTSTANDING VIEWS OF THE RIVER THAMES. EWS1 COMPLIANT!**

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## DESCRIPTION:

A fabulous two bedroom, 8th floor, apartment that is part of the latest phase of the Woolwich Arsenal development! Measuring c751 sq ft, featuring secure underground parking and outstanding views of the River Thames. EWS1 COMPLIANT!

Offered to the market in immaculate order throughout, the property comprises of a wonderful and bright 21ft reception room, that has a beautiful open plan kitchen area that is equipped with all the white goods one would expect. This room, in turn, opens on to a huge 33ft balcony that has incredible views of the river, stretching up to the Thames Barrier, with Canary Wharf and the city beyond! There are two good sized bedrooms and two high spec bathrooms. Added benefits include hard wood flooring in the entrance hallway and living room, video entry and excellent storage. Within the development is a concierge service plus access to a modern gymnasium and swimming pool.

Sitting just on the eastern edge of the Royal Arsenal, this riverside development really is perfectly located for quick access to Crossrail, which is minutes away, riverboat service, plus local shops and restaurants. Woolwich Town Centre is also close by, that has access to mainline rail and DLR. Your earliest viewing is highly recommended.

## AT A GLANCE

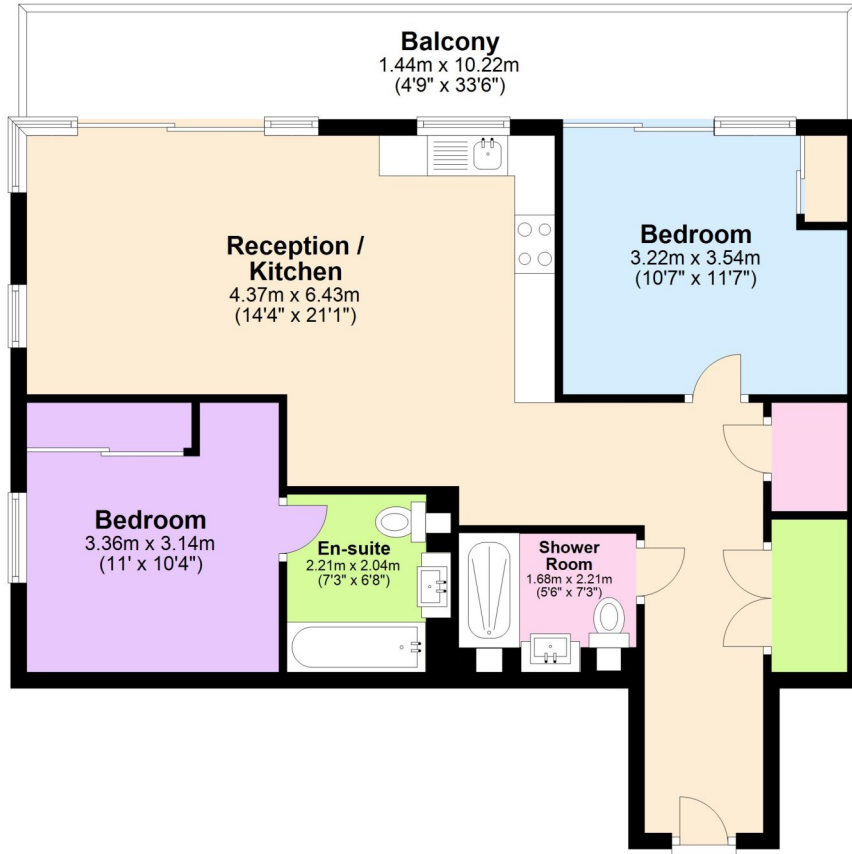
- outstanding riverside apartment
- two bedrooms two bathrooms
- 8th floor (with lift)
- secure underground parking
- c751 sq ft
- 33ft private balcony
- fabulous river views
- 24 hour concierge on site
- communal gymnasium and pool
- Woolwich Arsenal
- moments from Crossrail





## Eighth Floor

Approx. 69.8 sq. metres (751.3 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(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>			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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