

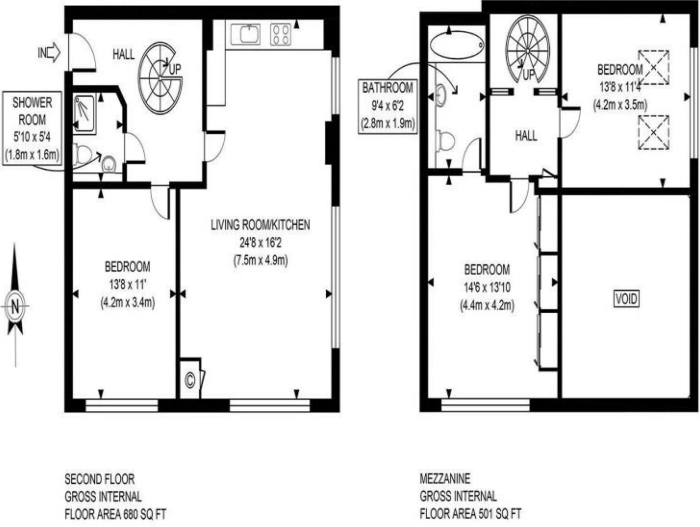


Marlborough Road, Royal Arsenal, SE18

Price £625,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1181 SQ FT / 110 SQM

To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service

24 Plumstead Common Road, Plumstead, SE18 3TN
Tel No. 020 8316 6616 email:sales@hi-residential.com

Hi Residential Limited. Registered in England No. 10082765. Registered Office Heritage House, 34b North Cray Road, DA5 3LZ



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experience the hi residential way

Property Details

Price £625,000 Leasehold. Hi Residential is delighted to present this stunning, second floor duplex conversion apartment in Building 47 and forming part of the Heritage Quarter, it boasts large character windows throughout, oozing natural light. There is an intriguing spiral staircase, exposed brick work and high ceilings this very attractive property illustrates a perfect balance of modern and historic features. The property has three good sized bedrooms; one of which on a mezzanine floor, two bathrooms (one en suite) and open plan living space comprising of a lounge area, dining and a fitted kitchen with integrated appliances. Building 47 is located on the River Thames at Royal Arsenal which is ideally located for superb connections by rail, air, bus and river; and with the new Elizabeth Line, the luxury of choice really will be yours. Royal Arsenal is an award-winning blend of old and new: historic listed buildings meet contemporary designs. It's this unique mix which makes this a vibrant and exciting place to live. Royal Arsenal puts you at the centre of everything and with first class amenities which include a 24-hour Concierge service, doctor and dentist surgeries, an onsite Tesco Express, pharmacy, and a Zipcar Car share club. The Royal Arsenal is a former munitions factory & storage facility with a history dating back to 1671, that is being tastefully transformed to provide a blend of converted & new build residential properties, together with a central open space, bars, restaurants and an hotel. Beautifully landscaped, the builder has taken great care to create a development that is a pleasure to live in, rather than yet another sterile 'stack of boxes'. It retains a real sense of community yet retains a high degree of peace and tranquillity, away from the 'big smoke'. The development currently offers * 24 Concierge & Security * Residents Gym * 7R CrossFit Gym * Two Youngs "gastro pubs" The Dial Arch & The Guardhouse * Con Gusto Italian Restaurant * Salt Craft Beer & Pizzeria * Three on site cafés * Two theatres * Health Centre * Chemist * Dentist * Tesco Express * M&S Food Hall * Sainsburys * Dry Cleaning service * Zipcar Car Sharing Club * Fortnightly Farmers Market Situated east of Greenwich, adjacent to Woolwich Town Centre (offering an array of main street shopping and a vibrant street market) the development is easily reached by road & rail. The new Elizabeth Line station is no more than a short stroll away, which offers a direct route to Canary Wharf in as little as 8 minutes, Liverpool Street in less than 15 minutes and London Bridge / Cannon Street) in approx. 25 minutes, via the Main Line. London City Airport can also be reached in as little as 5 minutes via the DLR, with Stratford also accessible in approx.

