



Let **UK** Home

3 Bedrooms

Flat

Located in London

£4,000 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Windsor Square London

SE18 6UY



Let UK Home are delighted to offer this exquisite 3-bedroom apartment located in the leading Royal Arsenal Riverside Development.

Entering this property, you will see a spacious and bright living room, an open kitchen and a dining area. In addition, there is also a utility room and a toilet room on the ground floor. Going up the stairs to the mezzanine floor, there are three double bedrooms (the master bedroom has an ensuite and built-in wardrobes and has access to the terrace) and a large family bathroom. A virtual viewing is provided.

Residents will benefit from a concierge service, on-site resident's gym, cinema, swimming pool, jacuzzi, sauna and steam room.

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, sitting at the heart of Woolwich, which is rapidly emerging as one of London's bright spots; occupying a prime location along the River Thames and offering a buzzing retail hub. Wellington Park is just a short walk away, offering a lovely green space for leisurely strolls or outdoor activities.

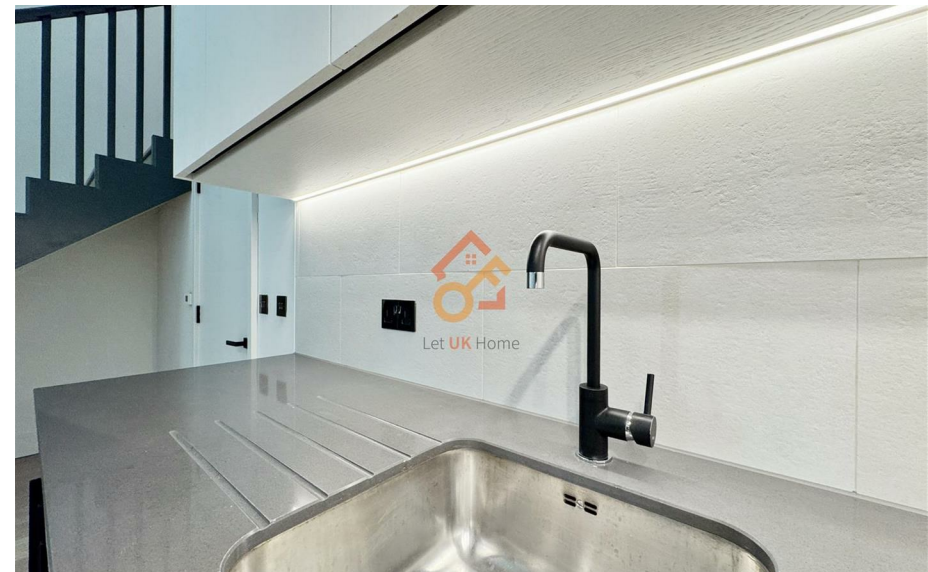
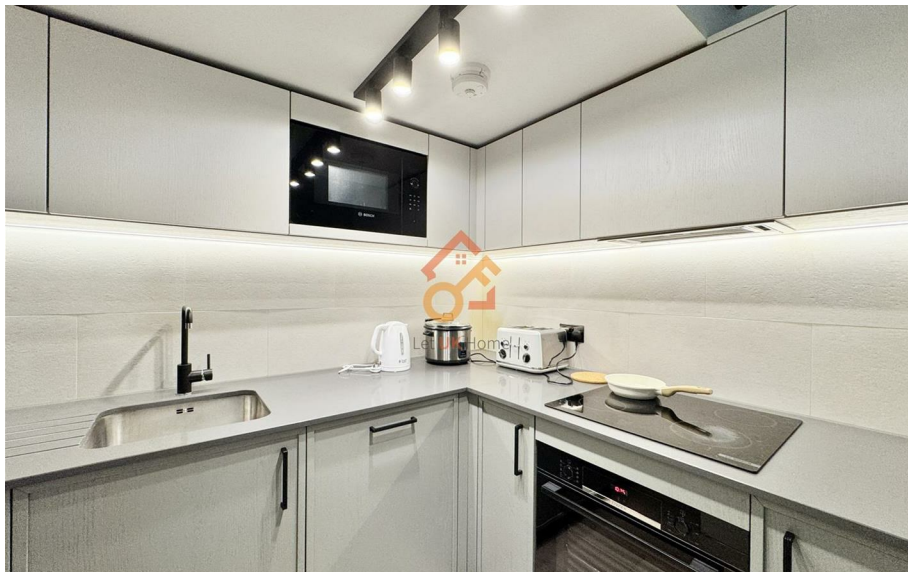
Additionally, the development is within walking distance to Woolwich town centre and Woolwich Arsenal railway station & DLR station. There is a Thames Clipper river bus stop and a Queen Line station (Woolwich Station) in the community, which is very convenient to Canary Wharf, Liverpool Street Station and Bond Street. It is also very convenient to get to Greenwich University, KCL Waterloo campus, LSE, and other universities.

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- Ground Floor & 1st Floor
- 24h Security
- The Gym
- Sauna & Steam Room
- EPC Rating: B

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Virtual Viewing Available



3 **BEDROOM MEWS HOUSE**

APARTMENT AREA	89.75 SQ M	966 SQ FT
Living/Dining/Kitchen	5463 mm x 4532 mm	17'11" x 14'10 1/2"
Bedroom 1	5238 mm x 2750 mm	17'2" x 9'0 1/2"
Bedroom 2	3788 mm x 2589 mm	12'5" x 8'6"
Bedroom 3	3459 mm x 2114 mm	11'4" x 6'11"
Utility	2742 mm x 1700 mm	9'0" x 5'7"
Mezzanine Terrace	6154 mm x 1483 mm	20'2 3/16" x 4'10 3/8"
Ground Floor Patio	3754 mm x 2000 mm	12'3 13/16" x 6'6 1/2"



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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		

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