



11 EUROPA HOUSE ROYAL ARSENAL, SE18 6HP

£425,000
LEASEHOLD

Douglas Pryce present this unique one double bedroom property, with a huge 226 sq ft private terrace area, set within the most recent phase of the Royal Arsenal Riverside development. Within the same building have access to a 24hr concierge service, spa, pool and gym as well as access to cinema facility.

This stunning riverside development is set on the banks of the River Thames, just to the east of Greenwich within the Royal Arsenal. A former military parade ground, munitions storage and factory site, dating back to 1761. The property is just an 8 minute walk to Woolwich Arsenal Station, which goes directly into the City of London, via Bank Station. It is also just a 5 min walk to new Elizabeth Kine and a 5 min walk to Thames Uber boats. Just a couple of minutes walk away is also the locals' favourite pub, The Dial Arch, as well as lots of cafes, supermarkets and other amenities.

DouglasPryce



GROSS INTERNAL AREA (GIA)
The footprint of the property
48.08 sqm / 517.53 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces, etc.
46.15 sqm / 496.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
21.00 sqm / 226.04 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.43 sqm / 4.63 sqft

spec Verified

RICS Certified Property Measure

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 69.66 sqm / 749.81 sqft
IPWS AC RESIDENTIAL: 66.23 sqm / 714.42 sqft

spec id: 603a2b499a0920db040e2e



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

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

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