



2 Duke Of Wellington Avenue , London, SE18 6FR

The Royal Arsenal Riverside offers contemporary riverside living within one of London's most established neighbourhoods. Set alongside a beautifully landscaped four-acre park and moments from the River Thames, the development combines calm green surroundings with exceptional connectivity. Residents enjoy exclusive access to the Waterside Club, featuring a swimming pool, gym, spa, private cinema and 24-hour concierge. With an on-site Elizabeth Line station, Uber Boat pier, cafés, restaurants and cultural venues all on the doorstep, The Royal Arsenal Riverside delivers a rare balance of lifestyle, convenience and design-led living just minutes from central London.

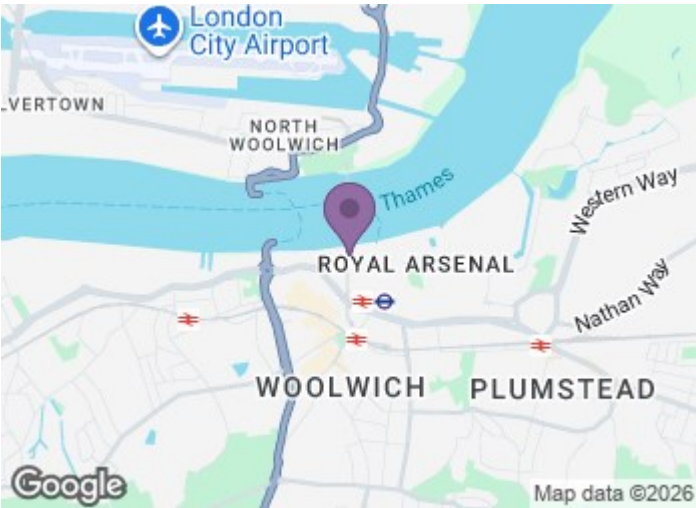
£439,999

2 Duke Of Wellington Avenue

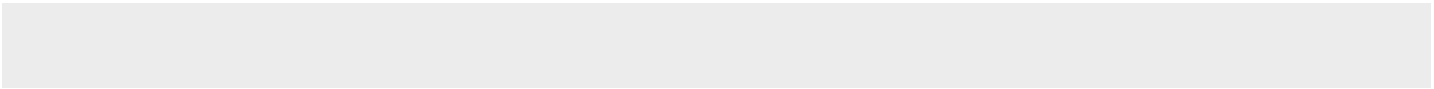
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- 5 min walk to Woolwich Elizabeth Line
- Paddington in 26 minutes
- Fully equipped gym/spa facilities/ private cinema
- Canary Wharf in 8 minutes
- London City Airport in 6 minutes by DLR
- 24-hour concierge service
- Liverpool Street in 14 minutes
- Residents-only Waterside Club/20m swimming pool



Directions



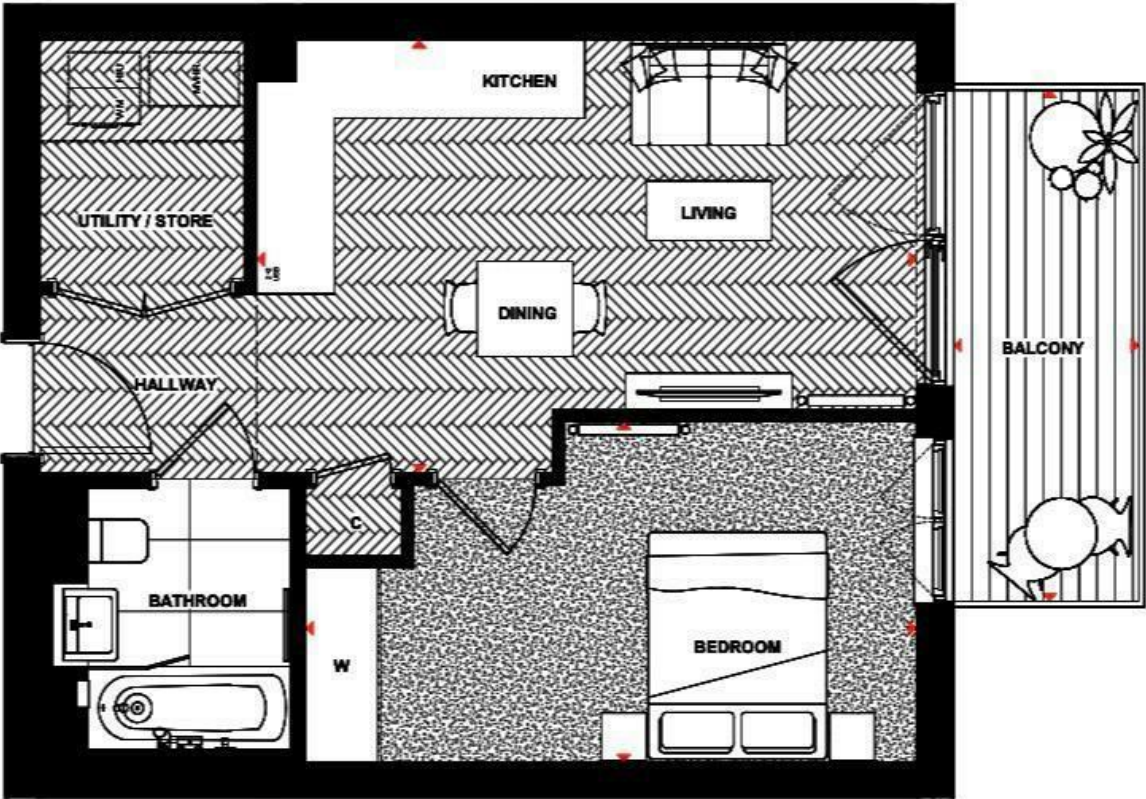


Floor Plan



 VIEWS TOWARDS

 MARIBOR PARK / RIVER THAMES



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 of 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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
82 plus A	82
61-81 B	
49-60 C	
35-48 D	
29-34 E	
21-28 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC