





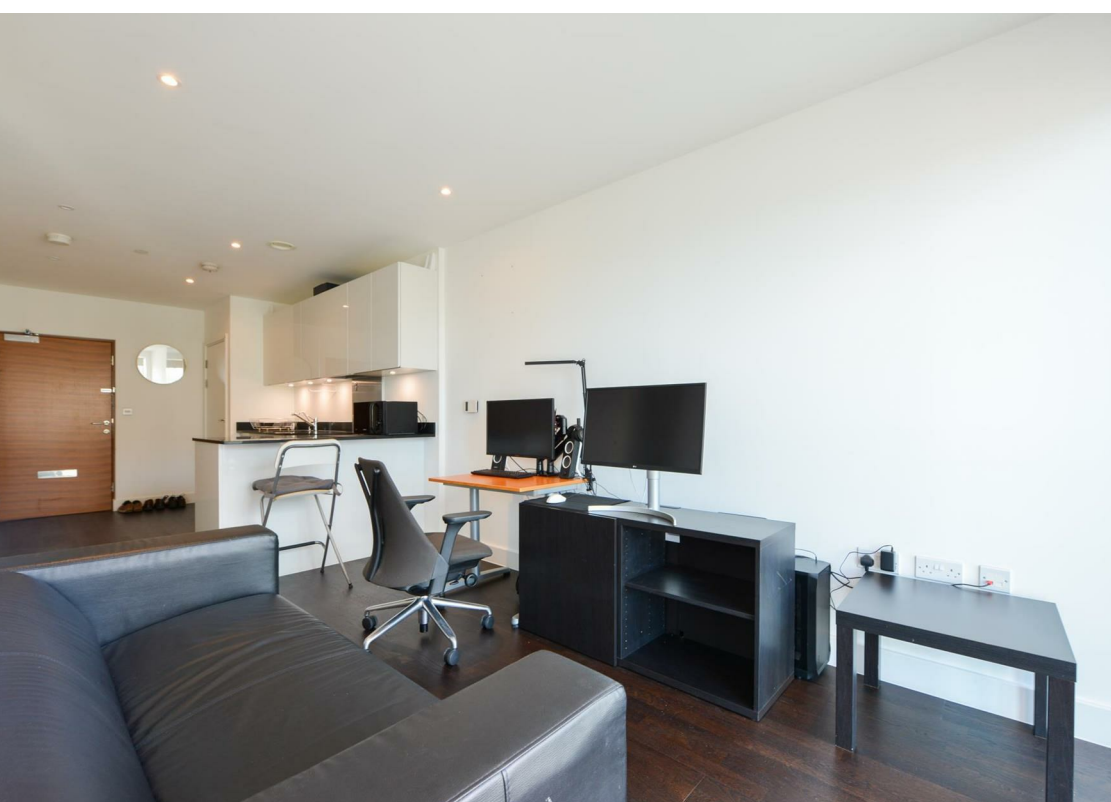
FLAT 110, DUNCOMBE HOUSE VICTORY PARADE, LONDON, SE18 6FZ

£342,500

- 17th-floor Manhattan-style studio apartment with far-reaching views
- Sleek open-plan kitchen and living space with partitioned sleeping area
 - Private balcony plus fitted wardrobe providing smart storage
 - Exclusive resident facilities: 24-hour concierge, gym, pool, spa & cinema room
- Offered with the remainder of a 999-year lease for long-term security
- Located within Royal Arsenal Riverside, a premier Berkeley Homes development
- Just 4-minute walk to Woolwich Elizabeth Line (Canary Wharf in <15 mins)
- 6-minute walk to Woolwich Arsenal (DLR & National Rail) and 9-minute walk to Thames Clipper
 - Riverside walks, landscaped green spaces, cafés, restaurants & Woolwich Works on the doorstep
- Thriving, well-connected neighbourhood ideal for professionals and investors alike









ABOUT THIS HOME

Perched on the 17th floor of Duncombe House within the prestigious Royal Arsenal Riverside development by Berkeley Homes, this Manhattan-style studio apartment combines contemporary design with elevated views. The home features a sleek open-plan kitchen and living space, a partitioned sleeping area with fitted wardrobe, and a private balcony showcasing far-reaching vistas. Residents also benefit from a 24-hour concierge, gym, swimming pool, spa, and private cinema, while the apartment is offered with the remainder of a 999-year lease—ensuring long-term security in one of London's most desirable riverside communities.





USEFUL INFORMATION

Remainder of 999 year lease from Feb 2001

Service Charge - £4452pa

Ground Rent - £300pa

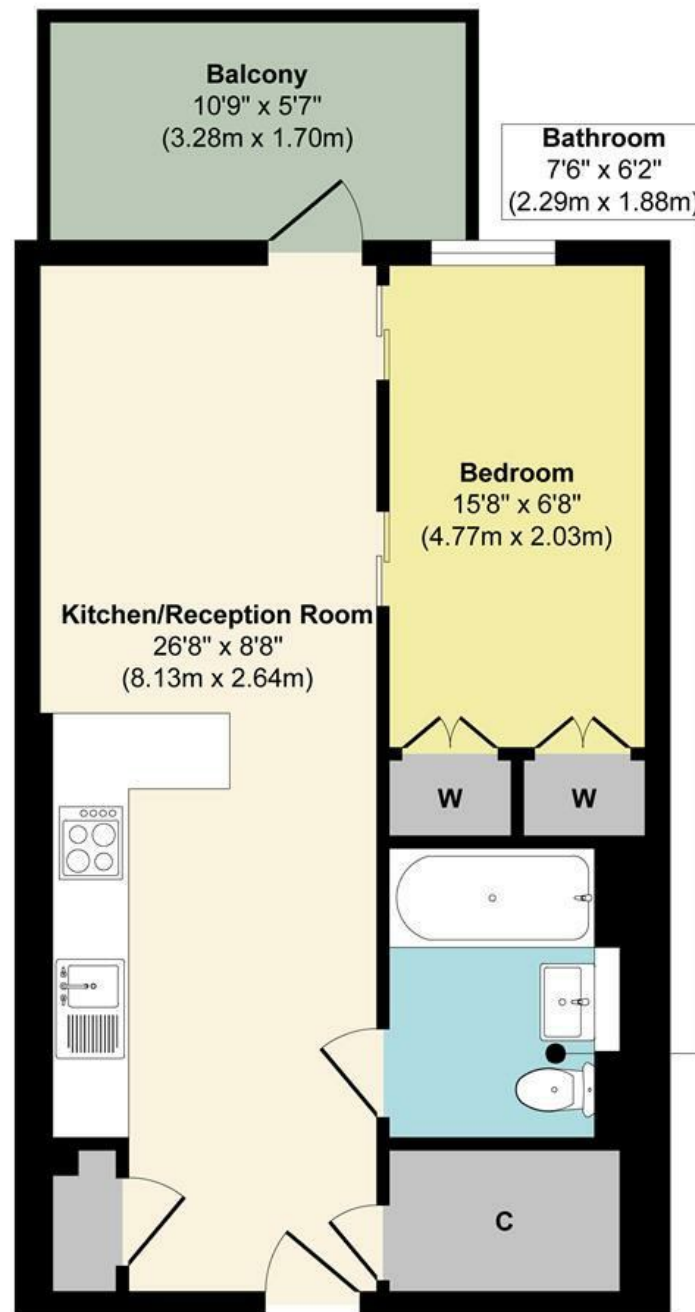
Council Tax - Band C

Local Authority - Greenwich

Situated in ROYAL ARSENAL CONSERVATION AREA

Information provided as a guide only and not to be solely relied upon





Seventeenth Floor

Approx. Gross Internal Floor Area 420 sq. ft / 39.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Royal Arsenal Riverside is a thriving Thames-side neighbourhood that seamlessly blends historic character with modern convenience. Just a 4-minute walk from Woolwich Elizabeth Line station, 6 minutes from Woolwich Arsenal (DLR & National Rail), and 9 minutes from the Thames Clipper pier, the development offers excellent connectivity—reaching Canary Wharf in under 15 minutes, Bond Street in around 23 minutes, and London Bridge in as little as 21 minutes. Alongside superb transport links, residents enjoy riverside walks, landscaped green spaces, cafés, restaurants, and cultural destinations such as Woolwich Works, creating a dynamic setting that appeals to professionals and investors alike.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

CONTACT US

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