



Situated in one of the best positions on the Royal Arsenal development, this attractive two-bedroom, two-bathroom apartment offers approximately 78 sqm of living space, a generous balcony of around 10 metres and outstanding river views.

The prime west-facing corner position provides a wonderful sense of openness, overlooking a landscaped communal area with seating and water fountains rather than neighbouring apartment windows.

Enjoy spectacular sunsets towards the Thames Barrier and Canary Wharf, views towards London City Airport to the north, and far-reaching downriver views towards the Kent hills. The River Thames provides a constantly changing spectacle, with cruise ships, visiting warships, working barges and tall sailing ships regularly passing by.

The apartment benefits from an upgraded kitchen, engineered wood flooring and enhanced storage, offering a comfortable and practical living space.

The location is exceptionally well connected, with the Uber Boat pier approximately 200–300 metres away, the Elizabeth line around 400–500 metres away, and Woolwich's DLR and National Rail stations approximately 600–700 metres away. Numerous bus routes, an M&S Foodhall, restaurants, cafés and pubs are also nearby.

Woolwich town centre offers a wide range of shops, banks and supermarkets, including a large Tesco.

Residents benefit from a 24-hour concierge, while owners have access to a swimming pool, gym and private cinema, subject to applicable arrangements.

The development also offers doctors' surgeries, cafés, a theatre, artistic workshops and a fortnightly food and artisan market, alongside seasonal events throughout the year. A riverside café on the ground floor of Norton House provides a welcoming meeting place for residents.





Property & Material Information

Electricity: Mains

Gas: Mains

Heating: Area Heating

Sewerage: Mains

Water: Mains

Council Tax D

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



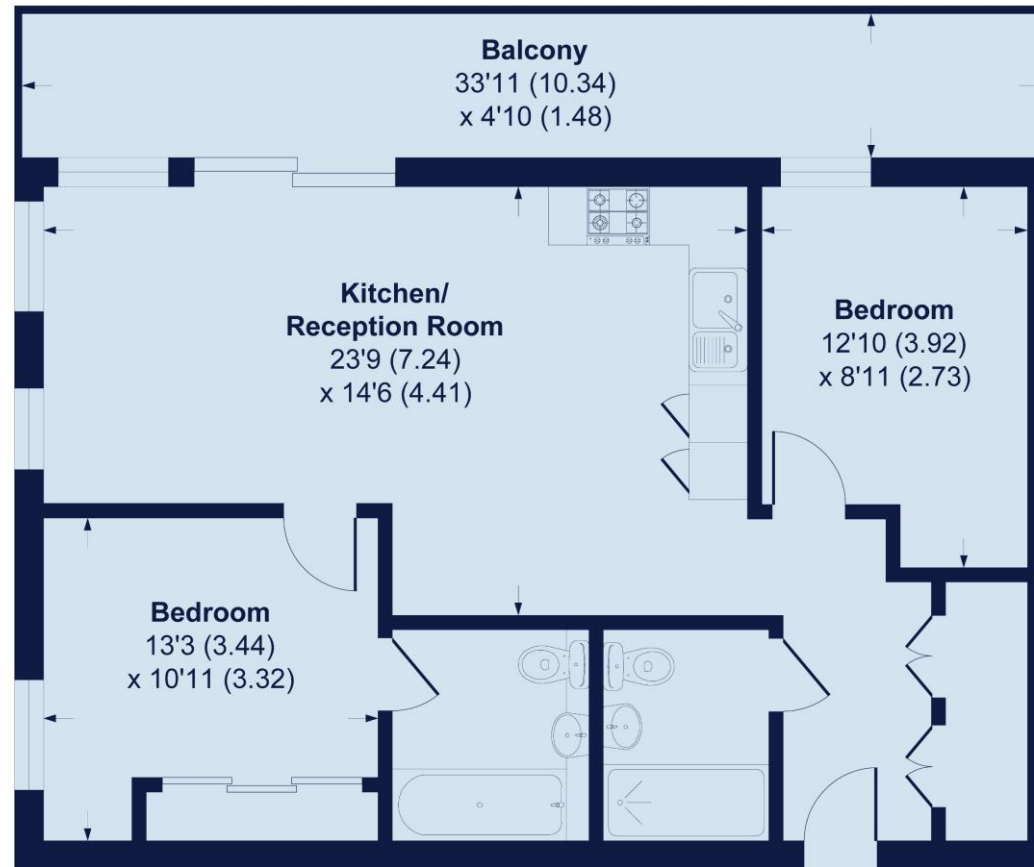
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing by appointment with the sales office
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Norton House, SE18

Approximate Area = 733 sq ft / 68.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

