





GUIDE PRICE: £400,000 - £425,000

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A Modern 3-Bedroom Duplex Apartment | Prime Isle of Dogs Location.

Located on Glengarnock Avenue, this spacious and well-presented three-bedroom apartment is arranged over two floors, offering contemporary living in one of East London's most well-connected areas. The property features a stylish open-plan living space with a fully fitted modern kitchen, complete with integrated appliances and elegant wood flooring throughout the reception area. There are three generously sized bedrooms, a sleek family bathroom, and an additional guest W/C – perfect for both everyday convenience and entertaining.

Situated just a short walk from Island Gardens DLR, this home offers easy access to Canary Wharf, The City, and Lewisham. The location also benefits from a wealth of green spaces nearby, including Millwall Park, Mudchute Park and Farm, and the beautiful Island Gardens. With an array of local shops, cafés, restaurants, and the vibrant retail and leisure hub of Canary Wharf within easy reach, this property is ideal for professionals, families, or investors looking for space, style, and superb connectivity.

Don't miss the chance to secure a modern home in the heart of the Isle of Dogs.

Tenure - Lease Hold

Lease remaining – 173years

Service Charge - £ 1,773 pa

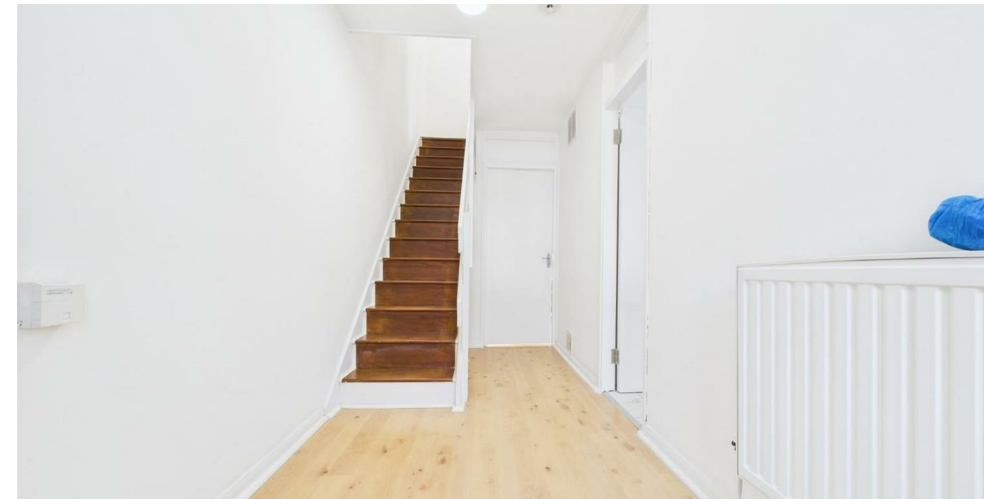
Ground Rent - £10 pa

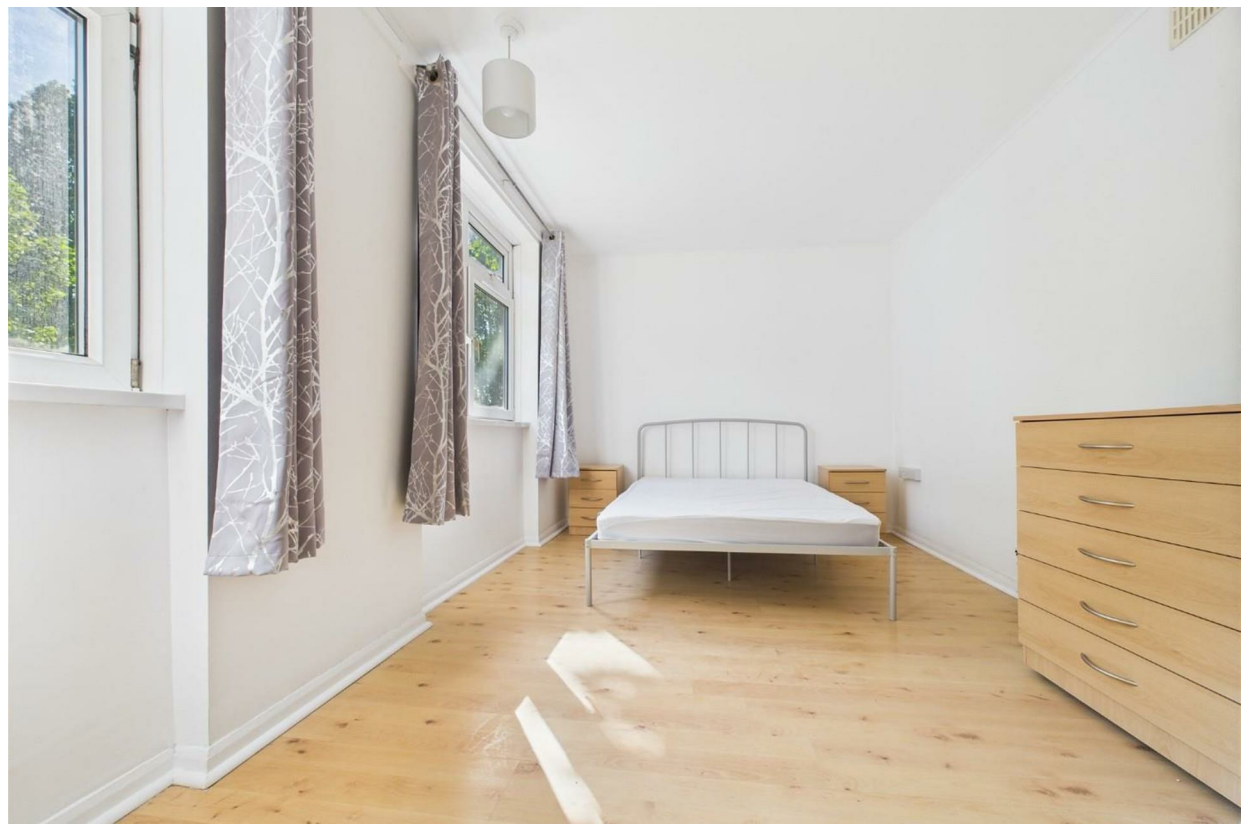
Council tax band – C

EPC Rating – C

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

Dockside are members of The Property Ombudsman & our Client Money Protection provider is Propertymark.





- Three bedrooms
- No onward chain
- Excellent condition
- Perfect for first time buyers & BTL investors
- Great location Close to Transport Links
- Long Lease
- Central Heating

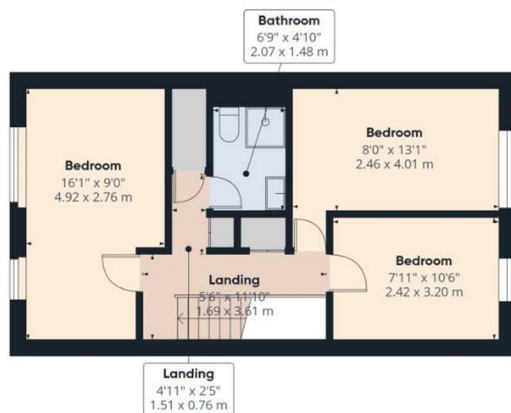


THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Ground Floor



Floor 1

Approximate total area[®]

925 ft²
86 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

