





Guide Price - £450,000 - £500,000

A spacious two-bedroom second-floor apartment boasts a modern design, featuring an inviting living room and kitchen that is perfect for entertaining guests or relaxing with family.

This spacious two bedroom Second floor apartment boasts a modern design, featuring an inviting living room and kitchen that is perfect for entertaining guests or relaxing with family. The living room seamlessly flows into the fully-equipped kitchen, complete with integrated appliances, ample cupboard space

The apartment at over 80 Sqm benefits from two, double bedrooms with the master offering an en-suite with a luxurious walk in shower, access to the balcony and fitted wardrobes. The second bedroom is also generously sized and features fitted wardrobes. The family bathroom boasts a corner bath

One of the most impressive features of this apartment is the breath taking river and city views, which can be enjoyed from the private balcony, living room and both bedrooms.

Other notable features of this apartment include Amtico hardwood flooring, plenty of storage space and under croft parking.

The location of this apartment could not be better, it's central location and excellent transport links make it a convenient base for exploring all that London has to offer. Island Gardens and Mudchute DLR are both within walking distance, giving you easy access to the rest of London. Isle of Dogs has plenty to offer in terms of entertainment and leisure. The Museum of London Docklands is a popular attraction, providing insight into the rich history of the docks in the area. The O2 Arena, located just a short distance away, hosts a range of concerts, events, and exhibitions throughout the year.

For those who enjoy the outdoors, there are several parks and green spaces in the area. Mudchute Park and Farm is a popular destination for families, offering a chance to see a variety of farm animals and enjoy the open space. Millwall Park is also nearby, providing a peaceful oasis in the middle of the bustling city and you can access Greenwich and the Cutty Sark within 15 minutes via the foot tunnel.

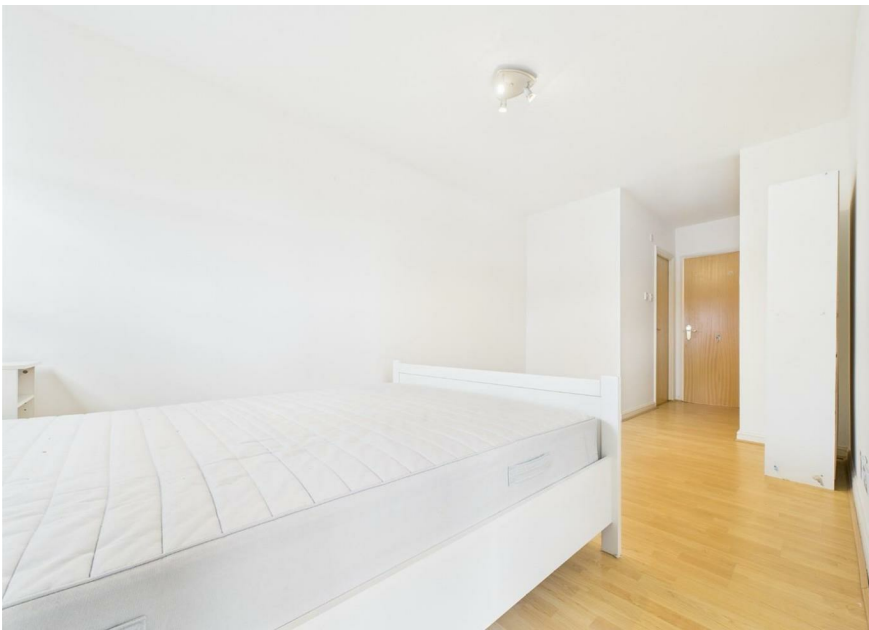
Isle of Dogs has a cosmopolitan feel, with a diverse range of restaurants, cafes, and shops catering to a variety of tastes and cultures.

Annual Service Charge - £4024
Annual Ground Rent - £336.89 Approx
Tenure - Share of Freehold
Length of Lease - 972 Years Left
EPC Grade - B
Council Tax Band - E

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.

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





- Two double bedrooms
- Two bathrooms
- EWS1 Available
- No chain
- Direct River views
- Gated development
- Secure undercroft parking



THE AGENT ON THE QUAYS

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

