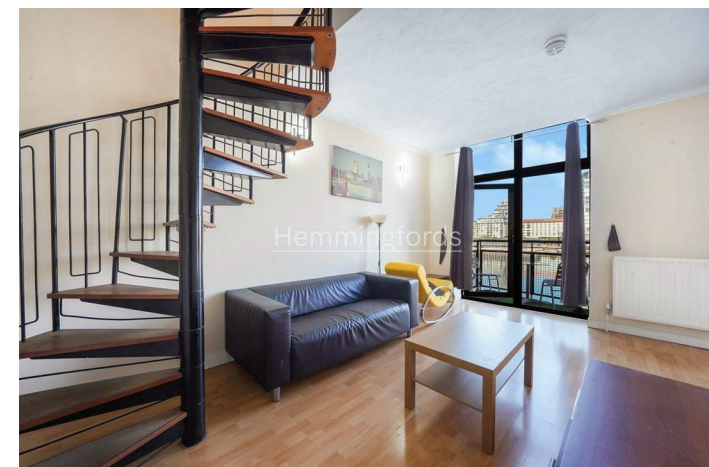




YORK HOUSE, BRITANNIA VILLAGE, E16

3 BED FLAT - PENTHOUSE BRITANNIA VILLAGE

£525,000
LEASEHOLD

Positioned within the highly sought-after York House waterside development, this beautifully presented three-bedroom duplex apartment offers an exceptional standard of contemporary living combined with stunning dockside views and outstanding transport connectivity.

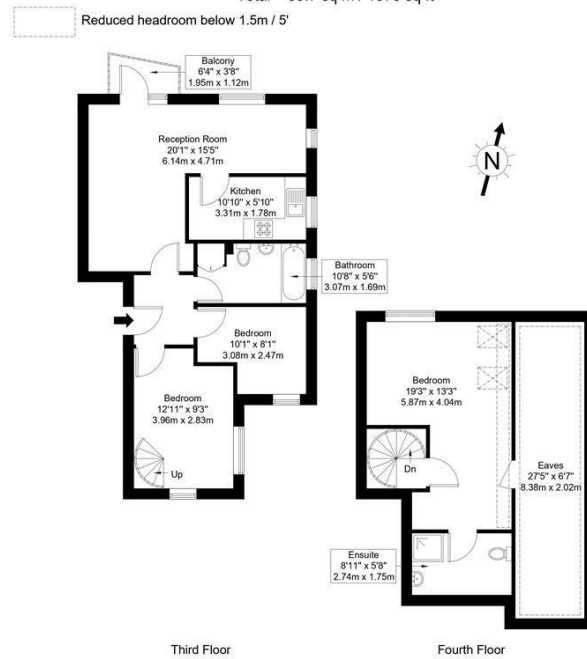
Arranged over two well-designed floors, the property features a bright and spacious open-plan kitchen and reception area, ideal for modern living and entertaining, with floor-to-ceiling windows that flood the space with natural light. The reception opens directly onto a private balcony, providing a peaceful outdoor retreat overlooking the tranquil waters of the Royal Victoria Dock — perfect for relaxing, dining or enjoying spectacular sunsets.

The upper level comprises three generous bedrooms, all beautifully finished and offering excellent flexibility for families, professional sharers or those seeking dedicated home-working space. A stylish contemporary family bathroom completes the accommodation.

Hemmingfords

De Quincey Mews, E16 1SU

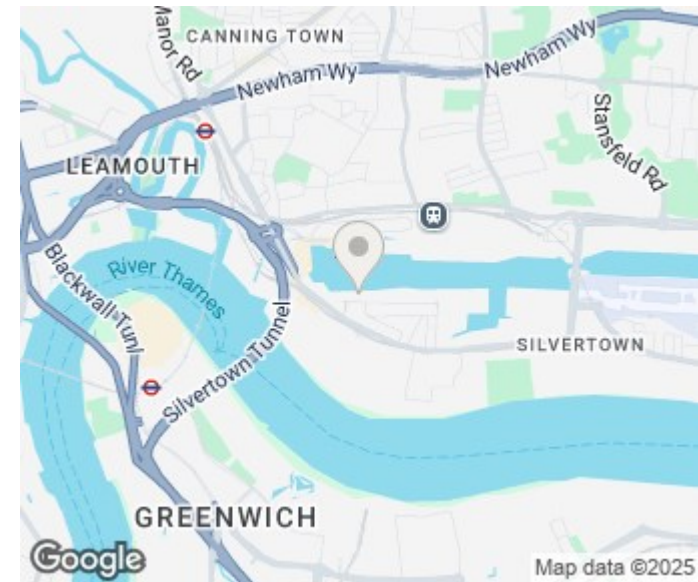
Approx Gross Internal Area = 78.5 sq m / 845 sq ft
 Restricted Head Height/Eaves = 19.4 sq m / 209 sq ft
 Balcony = 1.8 sq m / 19 sq ft
 Total = 99.7 sq m / 1073 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales
 34 Upper Street
 London
 N1 0PN

02038907470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

Hemmingfords