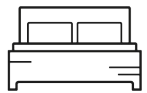


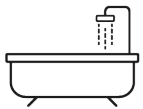


Royal Eden Docks

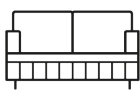
2



2



1



£630,000

Apartment - Purpose Built

Size - 781.50 sq ft

Tenure - Leasehold

Status - Available

Council Tax Band - New Build



DISTRICTS
LONDON

Royal Eden Docks, London, E16 1DB

£630,000

A spacious two-bedroom, two bathrooms located on the 11th floor at the all-new Royal Eden Docks development. Comprising high quality specifications throughout, including wood finish flooring, integrated kitchen appliances, luxury bathrooms and large balcony. The property further benefits from a 24hr concierge service and cycle storage. Photos have been digitally staged of a similar apartment.

Located just a few moments from the heart of London's fastest growing business district, Royal Eden Docks is located in Seagull Lane E16 close to transport links including Royal Victoria DLR station (0.2 miles) and Custom House Elisabeth Line and DLR station (0.6 miles). Canary Wharf being located only one stop away from Custom House on the Elisabeth Line is easily accessible. In addition, university's such as Kings College London and University College London can be reached by train within approximately 40 minutes.

- Electricity supply – Mains | Heating | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating
- To check broadband and mobile phone coverage visit <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- EPC Rating: Off-plan
- Council Tax: Newham
- Lift access | Cladding: EWS1 – Off-plan – Will be available once building completes

Service Charge: £4.95psf/pa Ground Rent: £475pa Lease: 182 Years remaining.

Key Information

- Luxury 2-bedroom, 2 Bathroom
- High specification kitchen with integrated appliances
- Open Plan Spacious Reception with Large Balcony
- 24 hour concierge, Cycle Storage
- Fully Furnished to High Standard
- Easy Access to Royal Docks, Canary Wharf and the City / DLR / Crossrail (Elizabeth Line)
- Approx. 5 Minutes Walk from East India DLR
- City of London is reachable by train within Approx. 35 minutes

Floorplan



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