



1 Albert Basin Way, London, E16 2QN

Offers in excess of £425,000



1 Albert Basin Way, London, E16 2QN

Offers in excess of £425,000

Located in the vibrant Gallions Reach waterside development, this very large flat is just a three minute walk to the DLR station. In excellent condition throughout, this is an ideal choice for commuting professionals seeking a comfortable home with lockside views that is very well connected to other points in London. This is an ideal choice for investors, also! Custom House (Elizabeth Line) is 8 minutes, Canary Wharf 20 minutes, Bank 30 Minutes, Baker Street 36 minutes!

A high standard of modern living and convenience awaits the new owner: the impressive 845 square feet of living and sleeping space, includes two double bedrooms, two bathrooms (one ensuite) and a very well-proportioned lounge/diner opening onto a modern stylish fully integrated kitchen. The property benefits from a full-width terrace balcony.

You will enjoy walking along the waterfront; you will value the quick walk to the station; you enjoy the shops, and cafes in the surrounding neighbourhood

**** ESW1 Cladding Compliant

Call Barrain London today to arrange your viewing.

Key Features

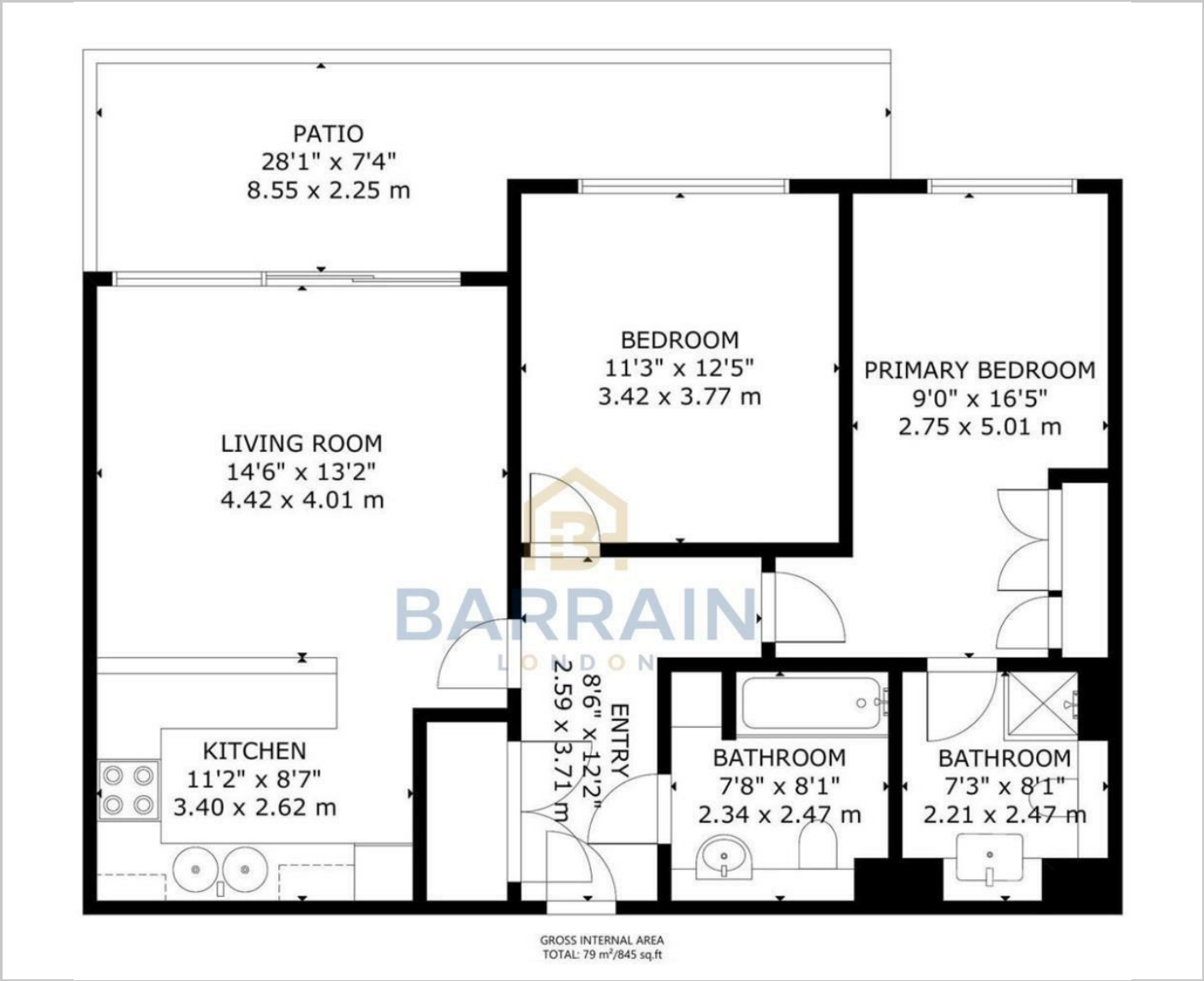
- Very spacious 2 bedroom flat with 2 bathrooms (one ensuite) with full-width private balcony
- Gallions Reach DLR 3 minute walk
- Ideal for commuters: fast trip to Eliz. line at Custom House, Canary Wharf, Bank & Stratford
- Secure allocated parking
- Great opportunity for professionals and buy to let investors!
- Waterside development with lovely communal gardens.
- Local area features shopping, cafes and restaurants.
- EWS1 Compliant

Situation

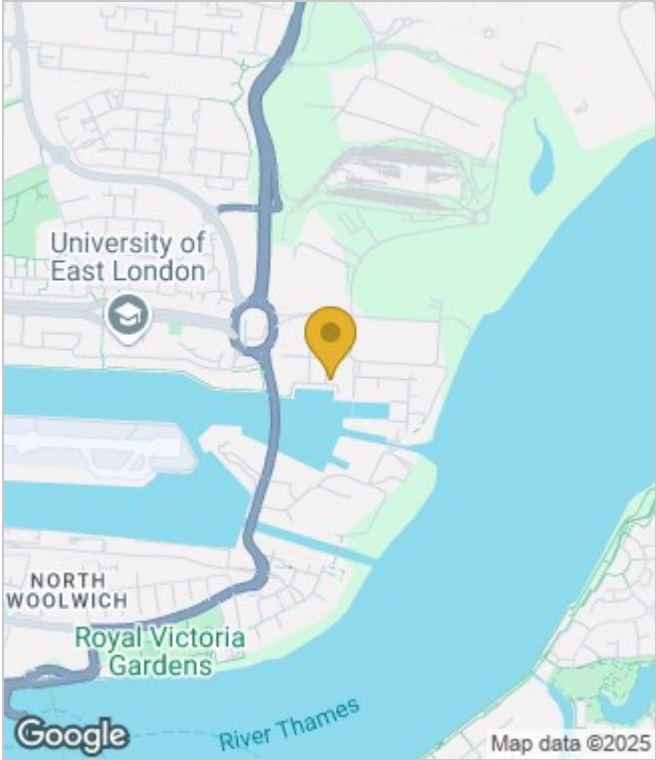


Council Tax Band: E

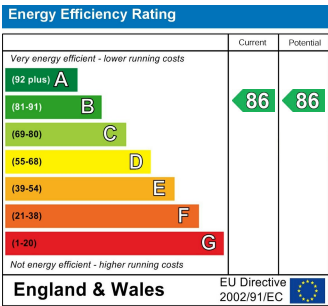
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.