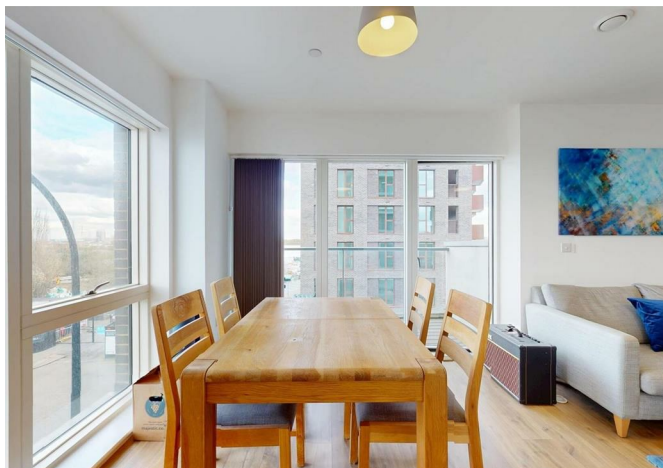




1 Magellan Boulevard, London, E16 2FU

£300,000





## 1 Magellan Boulevard, London, E16 2FU

£300,000

Introducing this spacious waterside flat with balcony views on the lock and just a 5 minutes walk to the Gallions Reach DLR station. Still under warranty and with stylish decor and fittings throughout, this property features a spacious open plan lounge-diner (opening onto the balcony) and a contemporary integrated kitchen, in addition to a large double bedroom. The new owner will appreciate, also, the long lease and reasonable service charges.

Gallions Reach is very popular with commuting professionals due to convenient, quick DLR access to Canary Wharf and Bank. Indeed, the whole of Greater London is easy to get to via the Elizabeth Line connection just 8 minutes away at Custom House station. Liverpool street restaurants, West End venues, even Heathrow Airport are short train rides away. Gallions Reach has its own attractions, too. Besides waterside walks, in your own neighbourhood are Starbucks, Co-Op, two Gyms, a pub and other dining and shopping options.

Please call Barrain London to arrange a viewing.

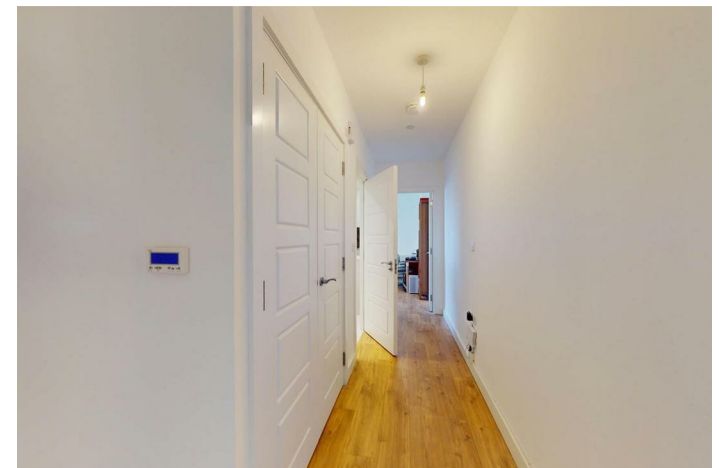
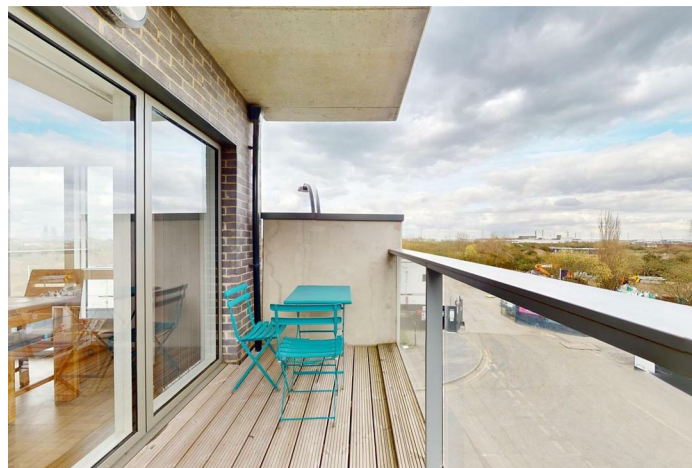
## Description

## Situation

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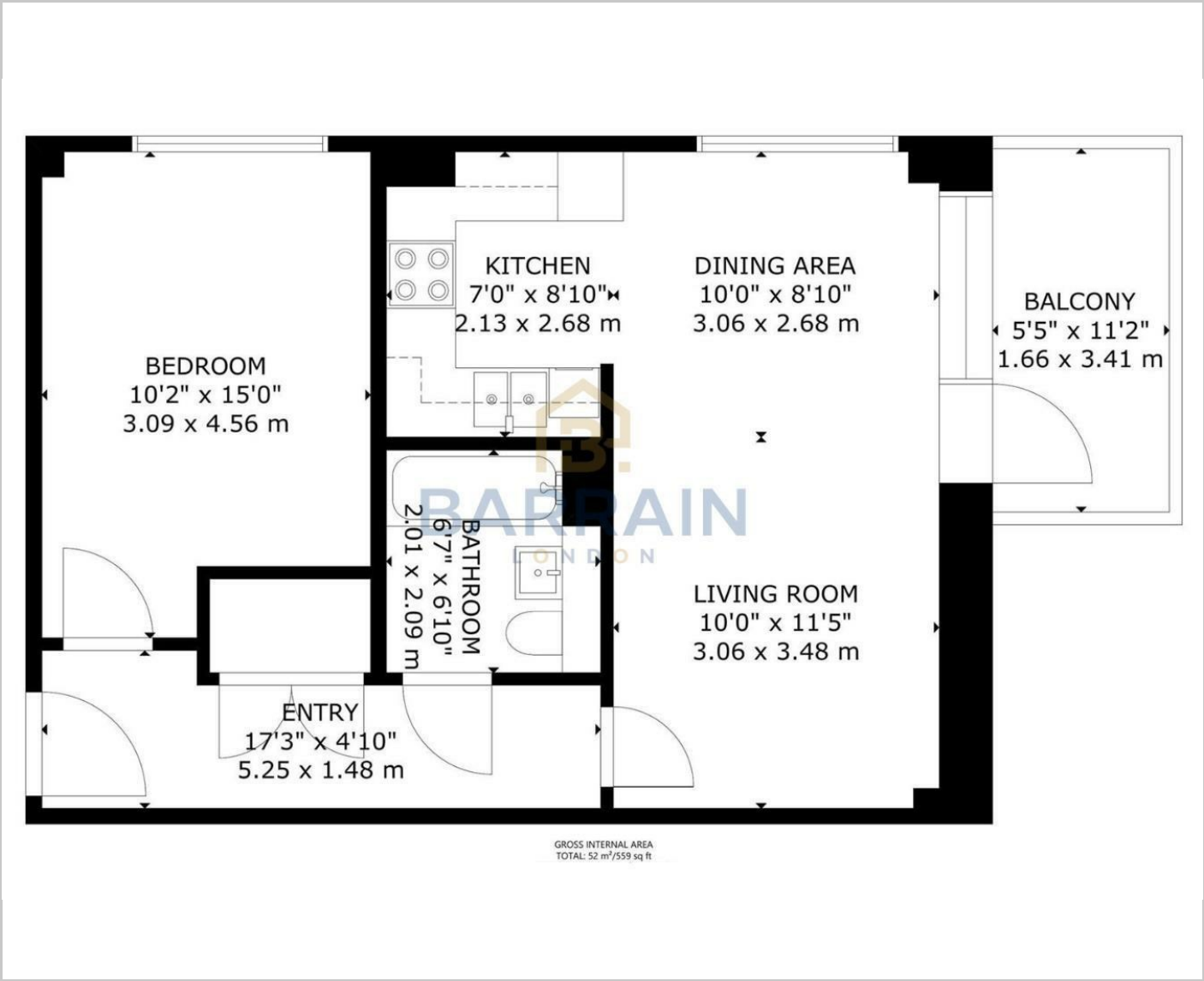
Council Tax Band: C

Available:

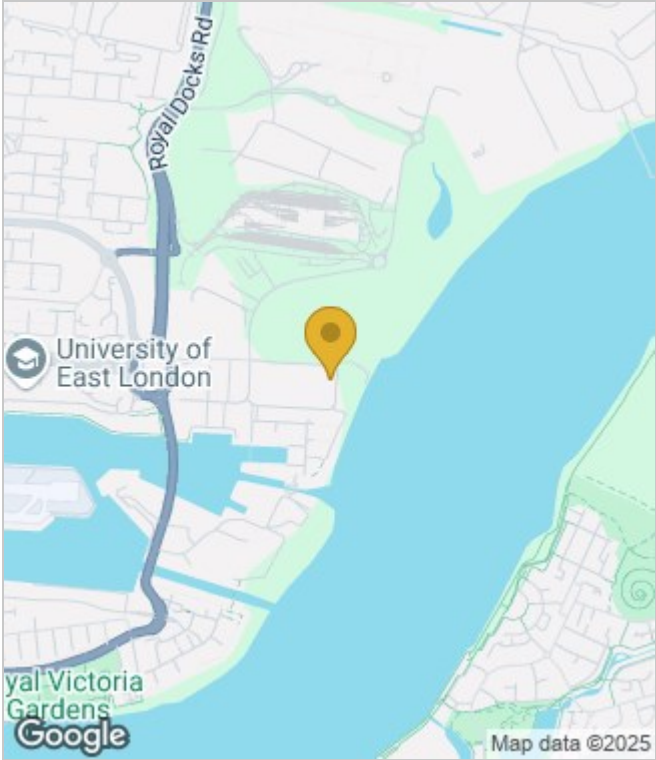




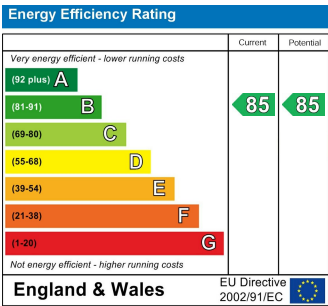
Floor Plans



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.