

## 1 Atlantis Avenue, London, E16 2UB

£325,000

Chain-Free, Move-In Ready Gallions Reach DLR Apartment – Still Under Warranty – E16

Grab this move-in ready, chain-free apartment in Gallions Reach, E16, still under warranty. With 584 sq. ft. of modern London living, it's perfect for first-time buyers, professionals, or investors looking for a high-quality London property with direct DLR access.

The open-plan living and dining area connects seamlessly to a contemporary kitchen with integrated appliances and smart storage. The king-size bedroom features fitted wardrobes and floor-to-ceiling windows.

The sleek bathroom is finished to a high standard, and underfloor heating runs throughout.

Step onto your full-width private balcony overlooking landscaped courtyard gardens. Enjoy outdoor space and city views in peace.

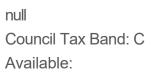
The development offers 24-hour concierge, residents' lounge, and secure cycle storage.

Transport links are exceptional. Gallions Reach DLR Station is directly opposite, with fast access to Canary Wharf, The City, and Central London. The Elizabeth Line at Custom House is eight minutes away for

## Description

## Situation







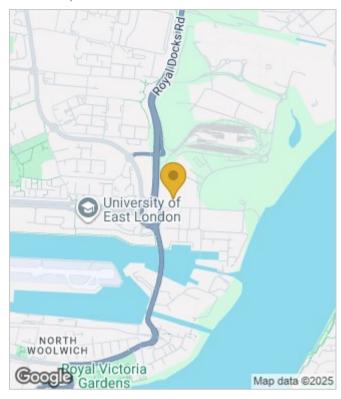




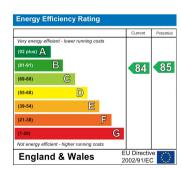
#### Floor Plans

# **BALCONY** LIVING/DINING ROOM **BEDROOM** 15'11" x 12'6" 10'5" x 14'0" 4.86 x 3.80 m 3.18 x 4.26 m 00 **KITCHEN** BATHROOM 15'1" x 9'3" 4.59 x 2.82 m GROSS INTERNAL AREA

#### Area Map



### **Energy Performance Graph**



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