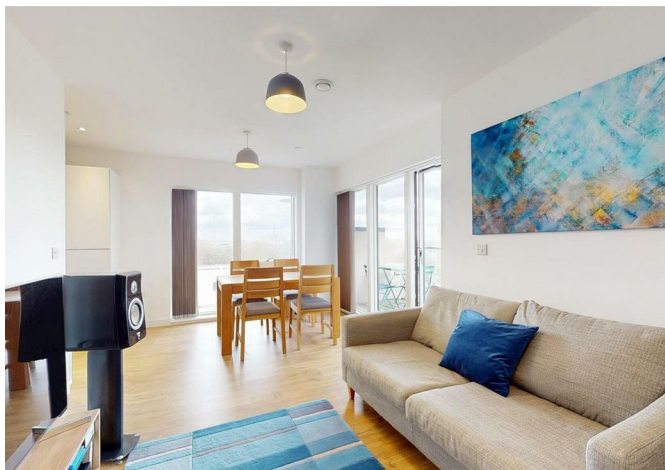




1 Magellan Boulevard, London, E16 2FU

**£300,000**





## 1 Magellan Boulevard, London, E16 2FU

£300,000

Introducing this new waterside flat with balcony views on the lock and just a 5 minutes walk to the Gallions Reach DLR station. This flat showcases convenience, cosiness, and affordability, so is a great choice for first time buyers, commuters or buy to let investors.

Still under warranty and with stylish decor and fittings throughout, this property features a modern open plan lounge-diner and contemporary integrated kitchen, in addition to a large double bedroom. the lounge open onto the balcony with unobstructed views over the water. The new owner will appreciate, also, a long lease and reasonable service charges.

Transport links are exceptional in Gallions Reach. Your DLR Station is five minutes walk from your flat, with fast access to Canary Wharf, The City, and Central London via the Elizabeth Line at Custom House (8 minutes). But no need to go far if you want to stay local. Gallions Reach is a village within the City: outside your door find coffee shops, Yoga, supermarkets, gyms, and other stuff to do!

Please call Barrain London to arrange a viewing.



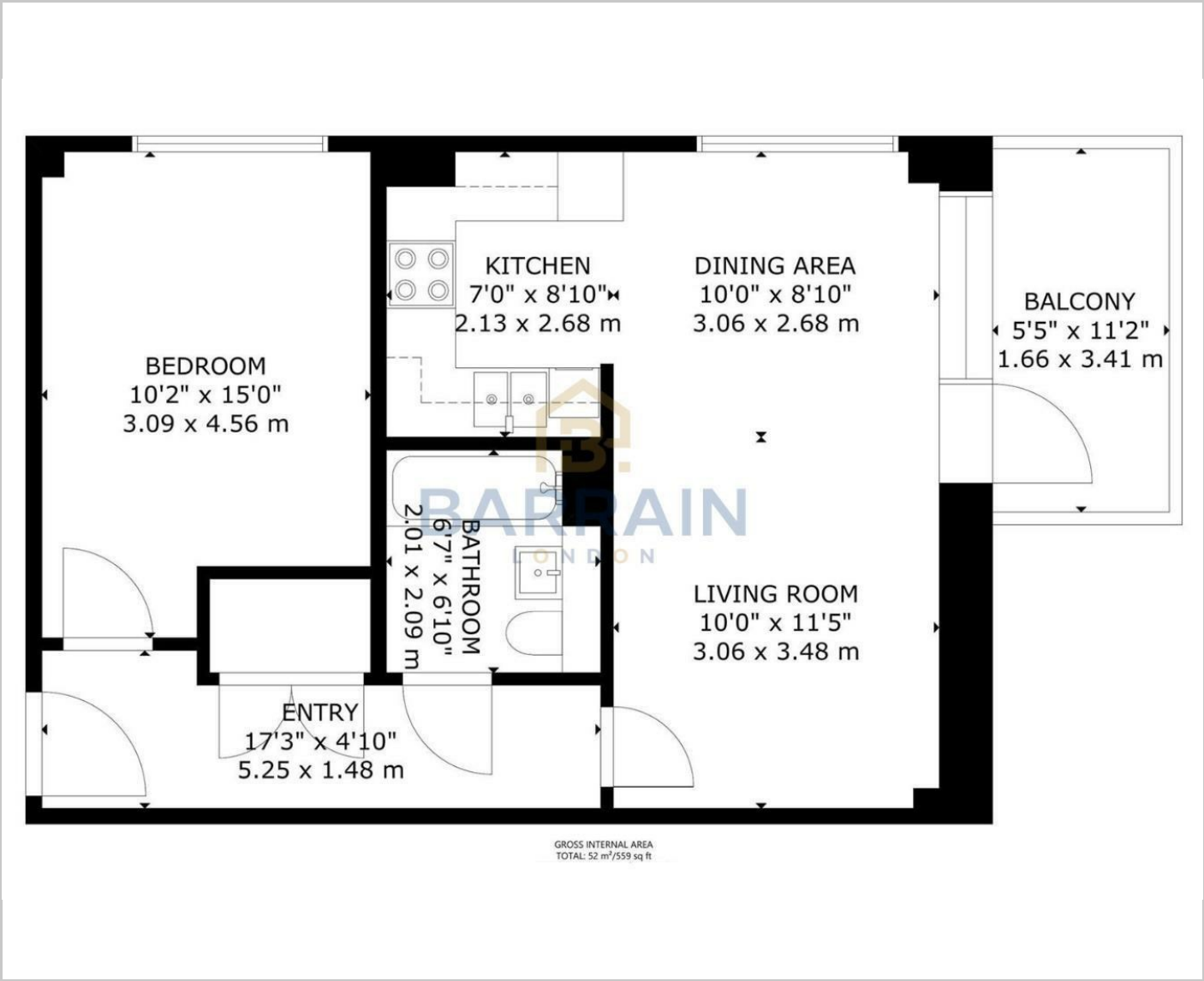
Description

Situation

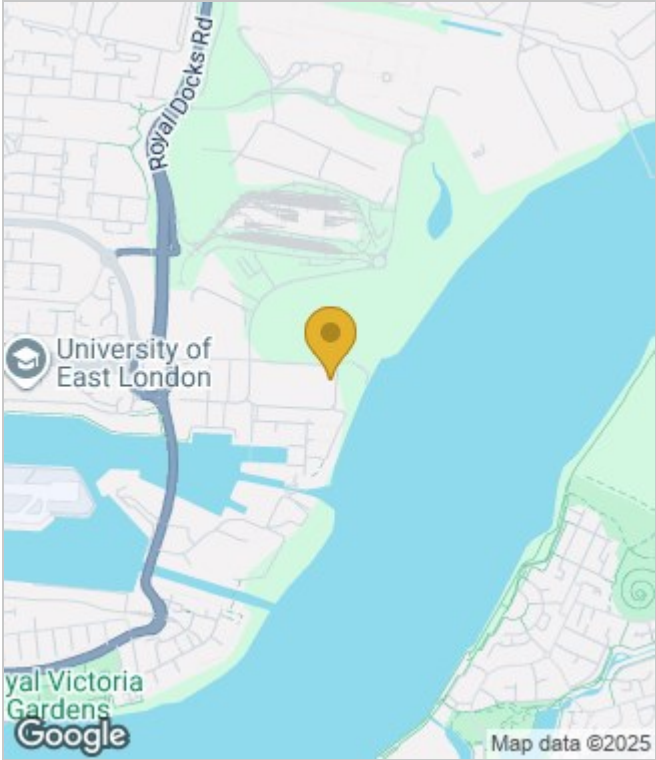
null  
Council Tax Band: C  
Available:



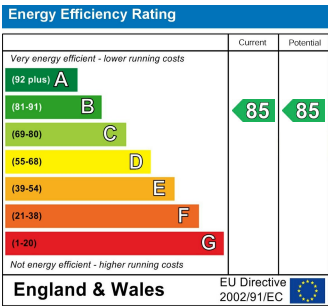
Floor Plans



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.