BARRAIN
LONDON

1 Albert Basin Way, London, E16 2QN

£375,000

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Barrain London presents to the market this large 2 bedroom flat located in the vibrant Gallions Reach waterside development, In excellent condition throughout, this is an ideal choice for commuting professionals seeking a comfortable home with lockside views and anyone who needs to be very well connected to other points in London. An ideal choice for investors, also! Custom House (Elizabeth Line) is 8 minutes, Canary Wharf is 20 minutes, Bank is 30 Minutes, Baker Street is 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 short walk to the station.

**** ESW1 Cladding Compliant

Call Barrain London today to arrange your viewing.
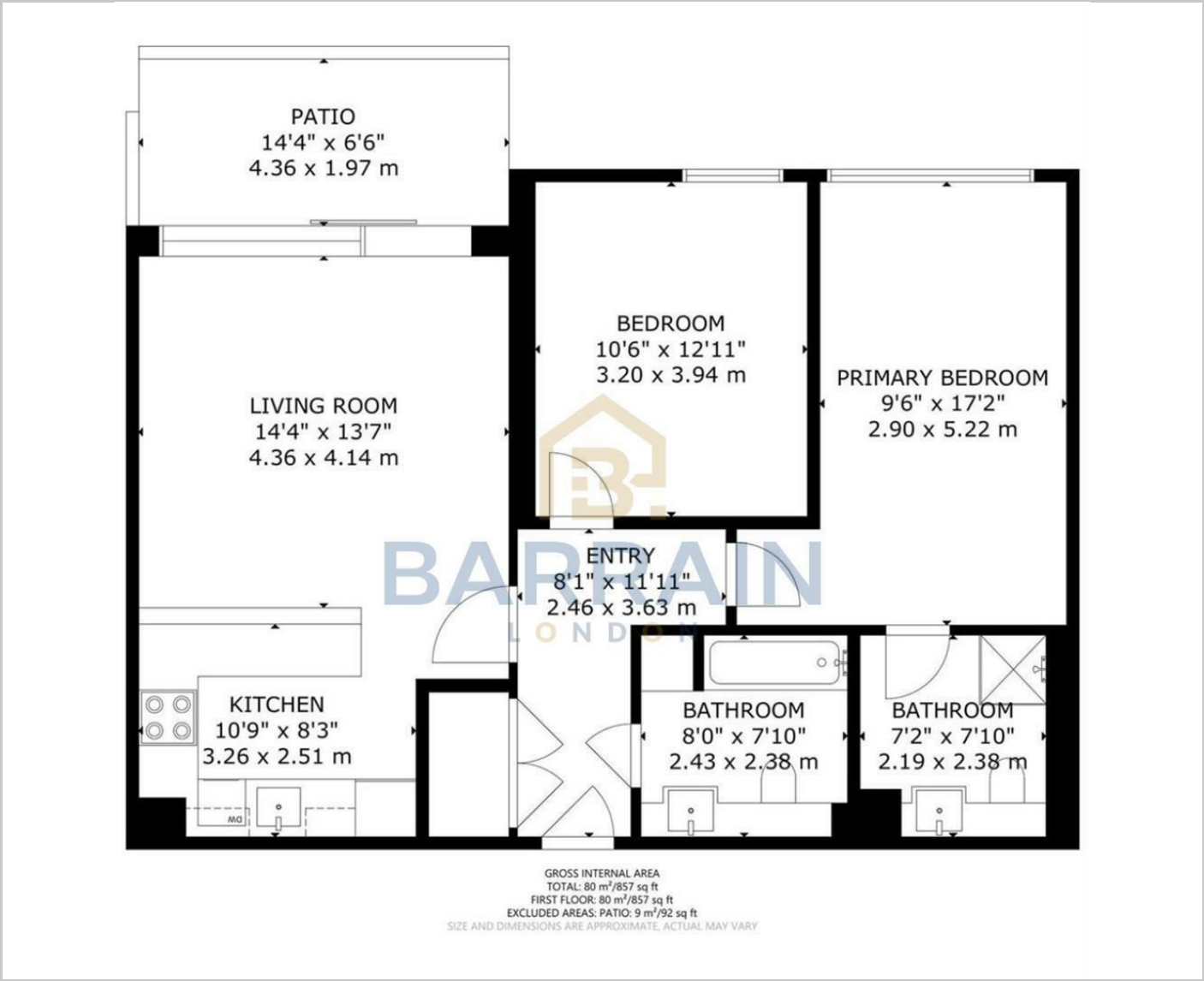
Key Features

- Very spacious, modern flat with balcony!
- Newly decorated!
- 5 minutes to Galleons Reach DLR with fast access to all of London!
- Local area features shopping, cafes and restaurants.
- Waterside development with lovely communal gardens.
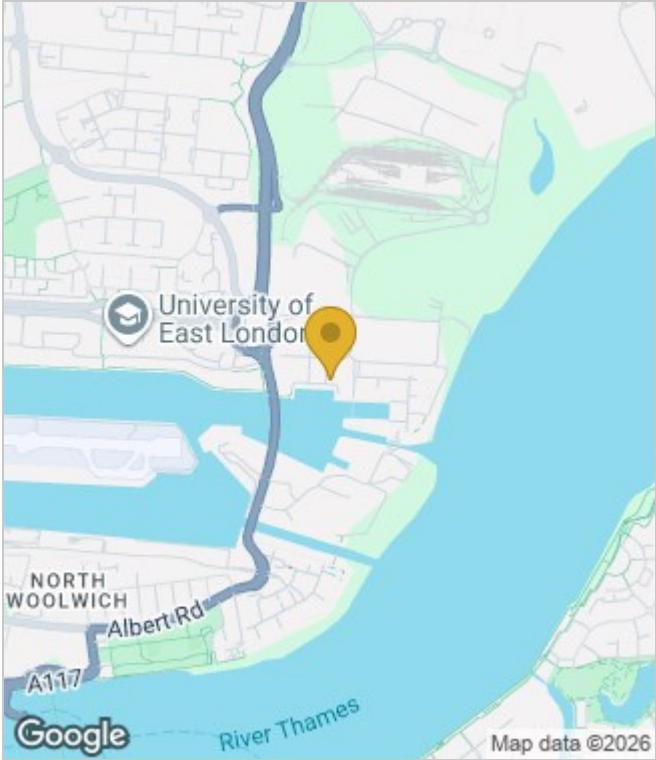- Great opportunity for professionals and buy to let investors!
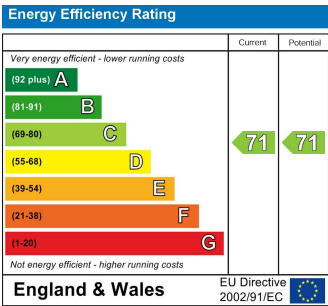
Situation

Council Tax Band: E

Floor Plans

PATIO
14'4" x 6'6"
4.36 x 1.97 m

BEDROOM
10'6" x 12'11"
3.20 x 3.94 m

PRIMARY BEDROOM
9'6" x 17'2"
2.90 x 5.22 m

LIVING ROOM
14'4" x 13'7"
4.36 x 4.14 m

ENTRY
8'1" x 11'11"
2.46 x 3.63 m

KITCHEN
10'9" x 8'3"
3.26 x 2.51 m

BATHROOM
8'0" x 7'10"
2.43 x 2.38 m

BATHROOM
7'2" x 7'10"
2.19 x 2.38 m

GROSS INTERNAL AREA
TOTAL: 80 m²/857 sq ft
FIRST FLOOR: 80 m²/857 sq ft
EXCLUDED AREAS: PATIO: 9 m²/92 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map

University of East London

NORTH WOOLWICH

Albert Rd

A117

River Thames

Google

Map data ©2026

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC