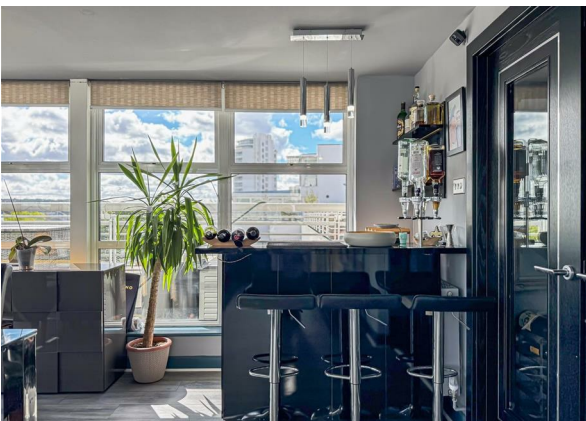
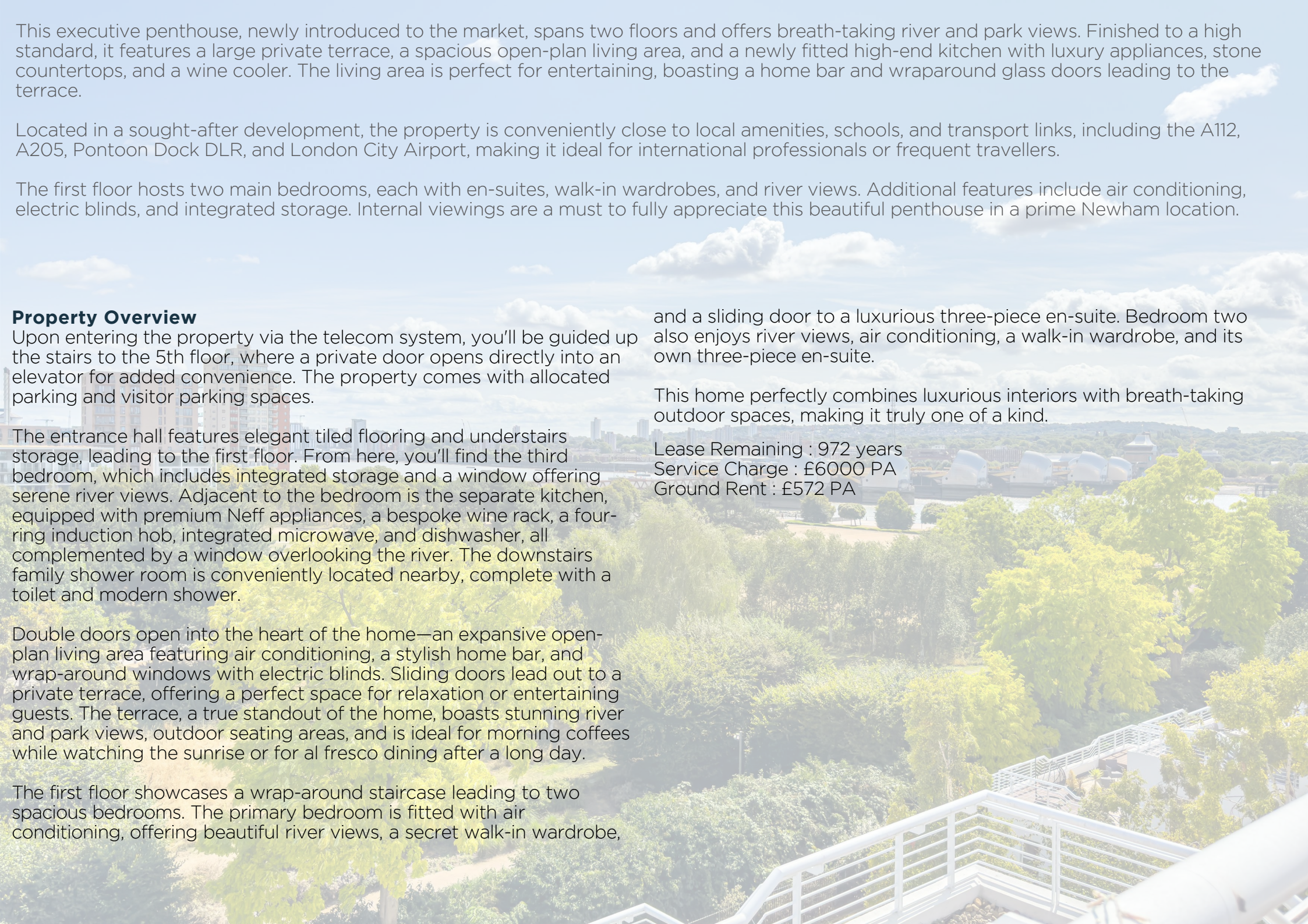


61 Barrier Point Road, London, E16 2SB
Offers In The Region Of £975,000

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Estate Agents





This executive penthouse, newly introduced to the market, spans two floors and offers breath-taking river and park views. Finished to a high standard, it features a large private terrace, a spacious open-plan living area, and a newly fitted high-end kitchen with luxury appliances, stone countertops, and a wine cooler. The living area is perfect for entertaining, boasting a home bar and wraparound glass doors leading to the terrace.

Located in a sought-after development, the property is conveniently close to local amenities, schools, and transport links, including the A112, A205, Pontoon Dock DLR, and London City Airport, making it ideal for international professionals or frequent travellers.

The first floor hosts two main bedrooms, each with en-suites, walk-in wardrobes, and river views. Additional features include air conditioning, electric blinds, and integrated storage. Internal viewings are a must to fully appreciate this beautiful penthouse in a prime Newham location.

Property Overview

Upon entering the property via the telecom system, you'll be guided up the stairs to the 5th floor, where a private door opens directly into an elevator for added convenience. The property comes with allocated parking and visitor parking spaces.

The entrance hall features elegant tiled flooring and understairs storage, leading to the first floor. From here, you'll find the third bedroom, which includes integrated storage and a window offering serene river views. Adjacent to the bedroom is the separate kitchen, equipped with premium Neff appliances, a bespoke wine rack, a four-ring induction hob, integrated microwave, and dishwasher, all complemented by a window overlooking the river. The downstairs family shower room is conveniently located nearby, complete with a toilet and modern shower.

Double doors open into the heart of the home—an expansive open-plan living area featuring air conditioning, a stylish home bar, and wrap-around windows with electric blinds. Sliding doors lead out to a private terrace, offering a perfect space for relaxation or entertaining guests. The terrace, a true standout of the home, boasts stunning river and park views, outdoor seating areas, and is ideal for morning coffees while watching the sunrise or for al fresco dining after a long day.

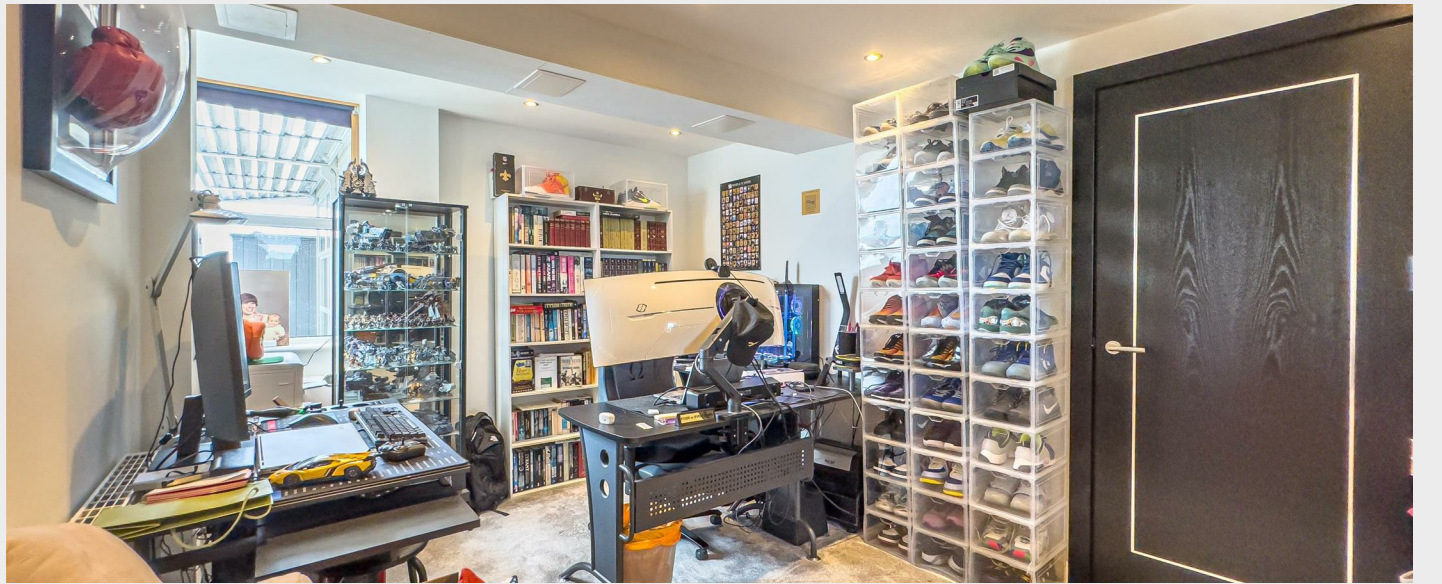
The first floor showcases a wrap-around staircase leading to two spacious bedrooms. The primary bedroom is fitted with air conditioning, offering beautiful river views, a secret walk-in wardrobe,

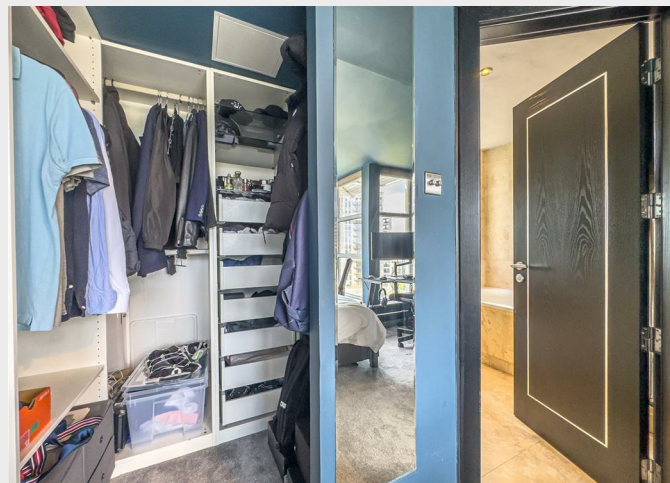
and a sliding door to a luxurious three-piece en-suite. Bedroom two also enjoys river views, air conditioning, a walk-in wardrobe, and its own three-piece en-suite.

This home perfectly combines luxurious interiors with breath-taking outdoor spaces, making it truly one of a kind.

Lease Remaining : 972 years
Service Charge : £6000 PA
Ground Rent : £572 PA



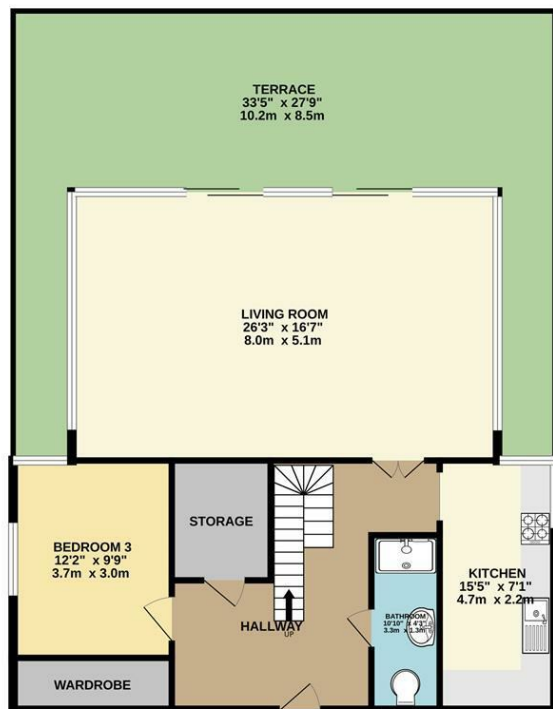




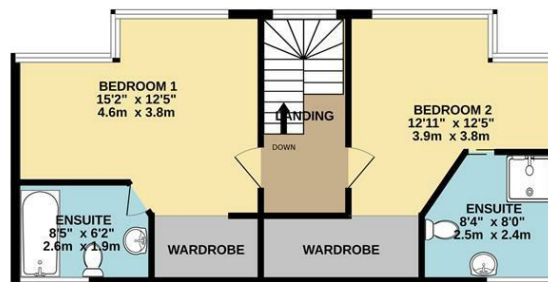
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GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	