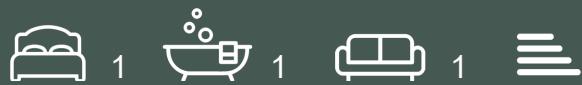




Galleria House, 13th Floor - Custom House £2,250



A comfortable and bright one-bedroom apartment on the 13th floor of Galleria House, E16; just moments away from the ExCel Centre.



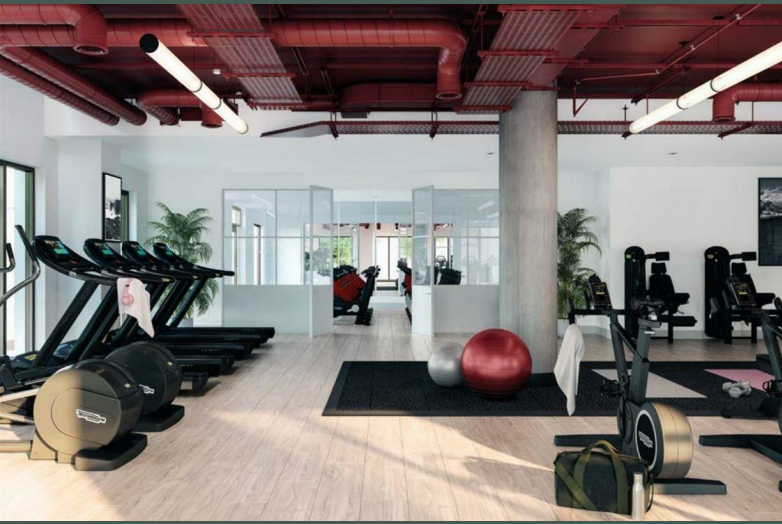
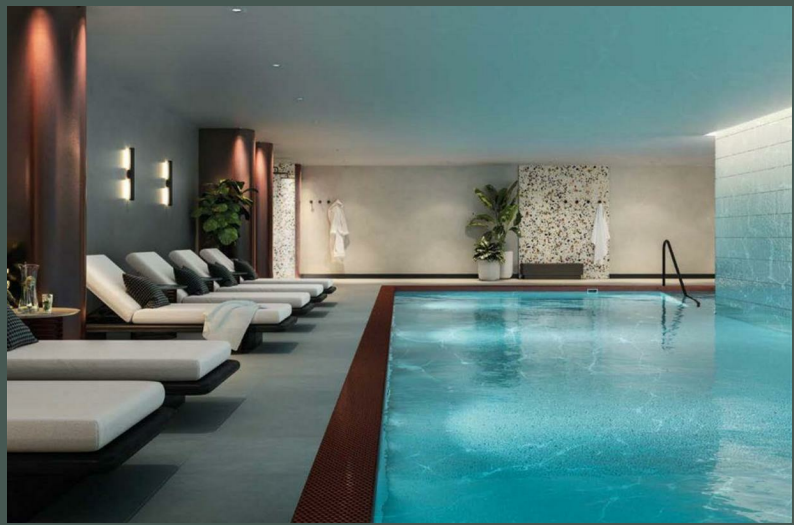
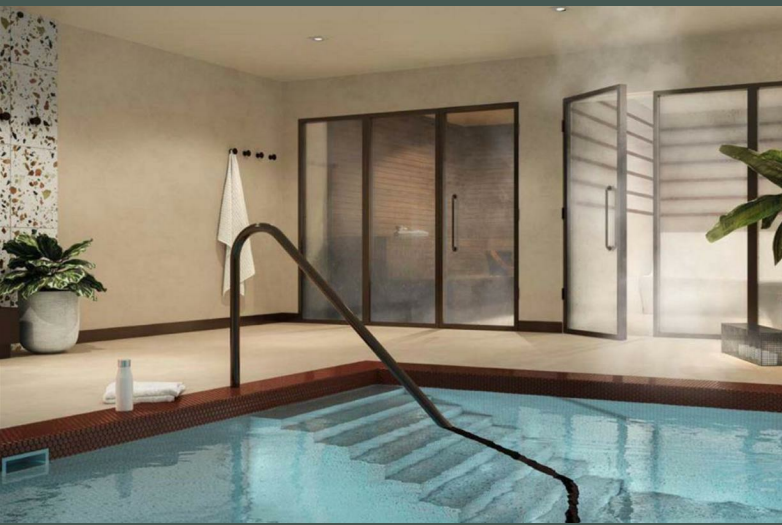
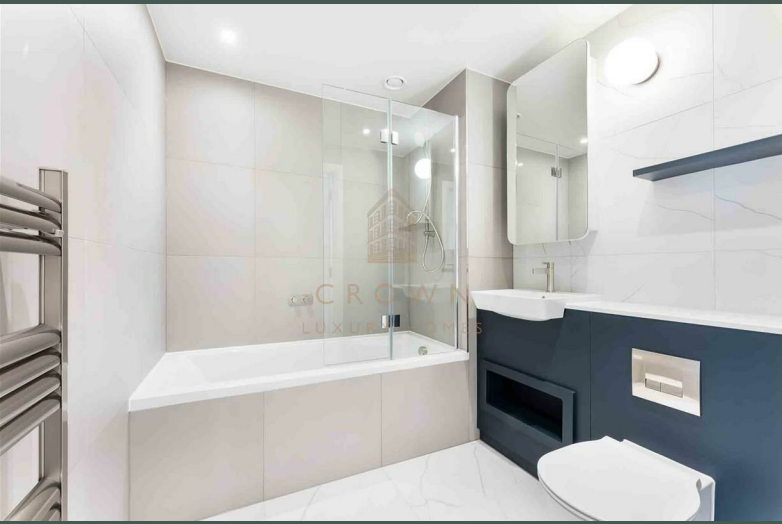
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- 13th Floor
- Residents' Gym
- Residents' Sauna & Steam Room
- Elizabeth & DLR Lines
- Next to the ExCel Centre

- Concierge
- Residents' Swimming Pool
- Great Transport Links
- Close to the Cable Cars
- Floor-to-ceiling Windows



The Property

Welcome to this bright and spacious 1-bedroom apartment in Galleria House, where an open-plan layout and large windows fill the space with natural light. From the moment you step inside, the sense of openness creates a warm and inviting atmosphere. The design is both practical and stylish, offering plenty of storage to keep your home clutter-free.

The modern kitchen is perfect for everyday cooking, equipped with integrated appliances and sleek stone countertops that are both durable and easy to maintain.

In the bedroom, you'll find built-in wardrobes and lots of natural light, creating a peaceful retreat. The en-suite bathroom comes with a bathtub and overhead shower, plus a vanity unit that provides extra storage.

Step outside onto the private balcony to enjoy lovely 13th-floor views.

Royal Eden Docks Development

Residents benefit from a 24-hour concierge service and excellent transport links, including the Elizabeth Line at Customs House and the DLR from Royal Victoria. Royal Eden Docks is ideally located near the ExCel Centre and the City of London Mayor's office, offering a perfect balance of city life and comfort.

Swimming Pool Sauna, Steam Room and Gym are available from 10am - 6pm free of charge to the residents of the development. Please note there will be a one-off £35 induction fee for these facilities.

Additional Information

*** Pictures are of a very similar apartment with an identical layout. ***

Local Council: Newham
 Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

