



萊英家
Let UK Home

1 Bedrooms

Flat - Studio

Located in London

£1,750 Per Month



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

020 4534 8145



Apartment 905, Galleria House, 12B Western

London | | E16 1BB



Let UK Home are excited to offer this spectacular studio apartment in the heart of Galleria House part of the Royal Eden Dock development.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, one bright bedroom, one modern bathroom and ample storage.

Residents will benefit from 24-hour concierge with entrance lobby, reception, seating and post room, business lounge with flexible workspace, pool, sauna and steam room, gym including spin room, yoga studio, treatment room and gym equipment, cinema room and entertainment space, and rooftop running track and reflexology walkway.

A few minutes' walk west from the apartment is the Royal Victoria subway and light rail station, and on the east side is the Custom House DLR light rail station. The apartment is adjacent to the Queen Elizabethline line, which goes directly to Canary Wharf and Bank Station in the City of London, and easily reaches Oxford Street and Chinatown. You can also quickly reach London City Airport by bus.

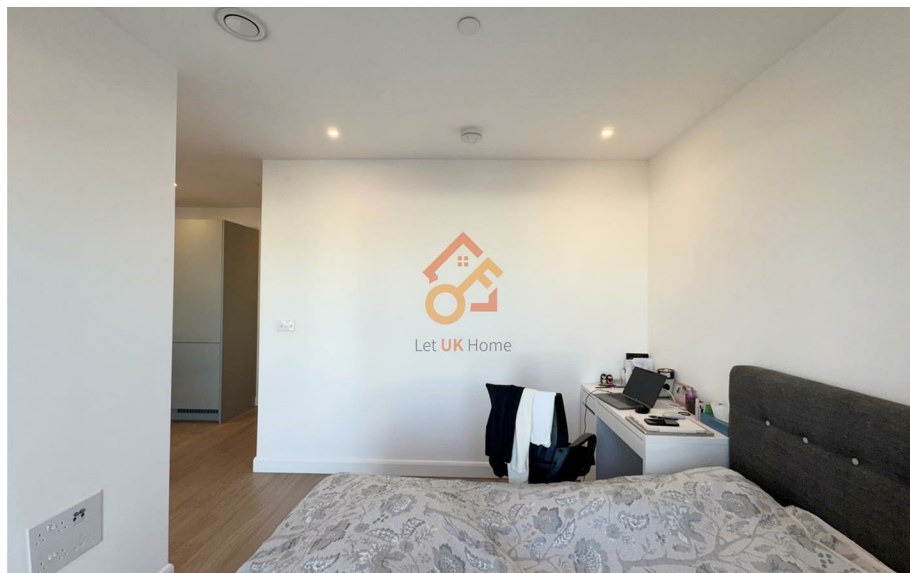
There is a range of water sports and activities around the river and marina, all within walking distance of the apartment, making it easy to enjoy the city's colorful waterfront life on your doorstep. There are many bars and cafes in the surrounding area, and The O2 is also across the water from the project. Westfield Stratford, one of Europe's largest shopping and entertainment venues, is quickly accessible via the DLR and Jubilee lines, plus a range of shops and restaurants are within easy reach.

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- 9th Floor
- 24h Security
- Swimming Pool
- The Gym
- The Spa
- Concierge Service
- Residents Lounge
- Sauna & Steam Room
- Cinema & Game Room
- Co-working Space



The Courtyard

STUDIO APARTMENT 单间公寓

C1 02 05 · C1 03 05 · C1 04 05 · C1 05 05 · C1 06 05 · C1 07 05
C1 08 05 · C1 09 05 · C1 10 05 · C1 11 05 · C1 12 05



TOTAL AREA	总面积	490 SQ FT	平方英尺	45.5 SQ M	平方米
TOTAL INTERNAL AREA	室内面积	433 SQ FT	平方英尺	40.2 SQ M	平方米
Living/Dining/Kitchen Area 客厅/餐厅/厨房 15'4" x 9'8" 4682mm x 2953mm					
Bedroom 卧室 9'11" x 9'8" 3023mm x 2959mm					
TOTAL EXTERNAL AREA	室外面积	57 SQ FT	平方英尺	5.3 SQ M	平方米
Balcony 阳台	12'5" x 4'11"	3778mm x 1500mm			

Washer-dryer 洗衣干衣机	W	Dishwasher 洗碗机	D
Fridge-freezer 冰箱冰柜	F	Balcony 阳台	B

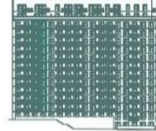
The kitchen, furniture layouts and dimensions are for guidance only and are not to scale. All measurements given may vary within a tolerance of 3%. For more information on integrated appliances please see specification or speak to a sales consultant.

户型图及设施图仅供参考, 不作为比例限制。厨房、浴室、厨房、卫生间及家具尺寸数据仅供参考, 所有测量误差在3%以内, 敬请谅解。

FLOORPLAN 楼层图 MASTERPLAN 项目总体规划



ELEVATION 立面图



萊英家
Let **UK** Home

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London

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Council Tax Band: B

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

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