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RESIDENTIAL

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**** Fifth Floor Two Bed Two Bath ****

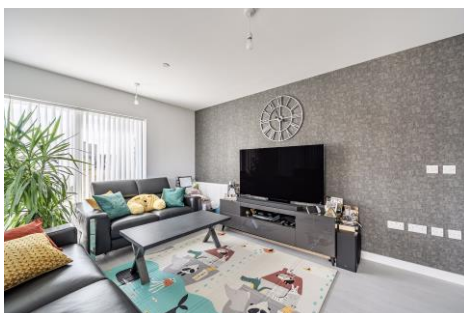
**** Offered Chain Free ****

**** River Thames Views ****

**** Long Lease ****

**** Council Tax Band E ****

**** EPC Rating B ****



Bawley Court, Magellan Boulevard, London

£375,000 Leasehold

Offered Chain Free is this well-presented 5th Floor two double bedroom two-bathroom apartment in stunning condition. The property benefits from a large balcony with river Thames Views, wooden flooring in lounge kitchen and hallway and carpets in both bedrooms, spacious kitchen with integrated appliances.

The block benefits from are two lifts giving access to all floors, communal gardens & bike rack. Ideally situated for the local amenities of Royal Docks and the convenience of London City Airport making the property superbly connected, Gallions Reach DLR station is just moments away and the Elizabeth Line at Custom House providing swift access to Canary Wharf and the City etc.

EWS1 Update: Considering the non-combustible masonry façade and the development's relatively low height, this building would likely be categorised as a B1 EWS1 which is a pass. EWS1 report in progress.

Entrance Hall

Laminate flooring, door to all rooms, wall mounted radiator, double doors giving access to storage cupboard, single door to cupboard housing boiler.

Lounge/Diner

Laminate flooring, two double glazed windows one to front and one to side, double glazed balcony door to front giving access to balcony, open plan to kitchen, wall mounted radiator.

Kitchen

Range of eye and base level units, sink with mixer tap over, integrated appliances including fridge freezer, dishwasher, electric oven, four ring electric hob with extractor fan over, laminate flooring, plumbing for washing machine, open plan to lounge diner

Bedroom One

Carpet flooring, wall mounted radiator, double glazed window to side, door to en-suite

En-suite

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, spacious shower cubicle, wall mounted towel rail, wall mounted mirror

Bedroom Two

Carpet flooring, wall mounted radiator, double glazed window to side.

Family Bathroom

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower attachment and screen, wall mounted towel rail, wall mounted mirror

Leasehold Information

Lease 181 years remaining

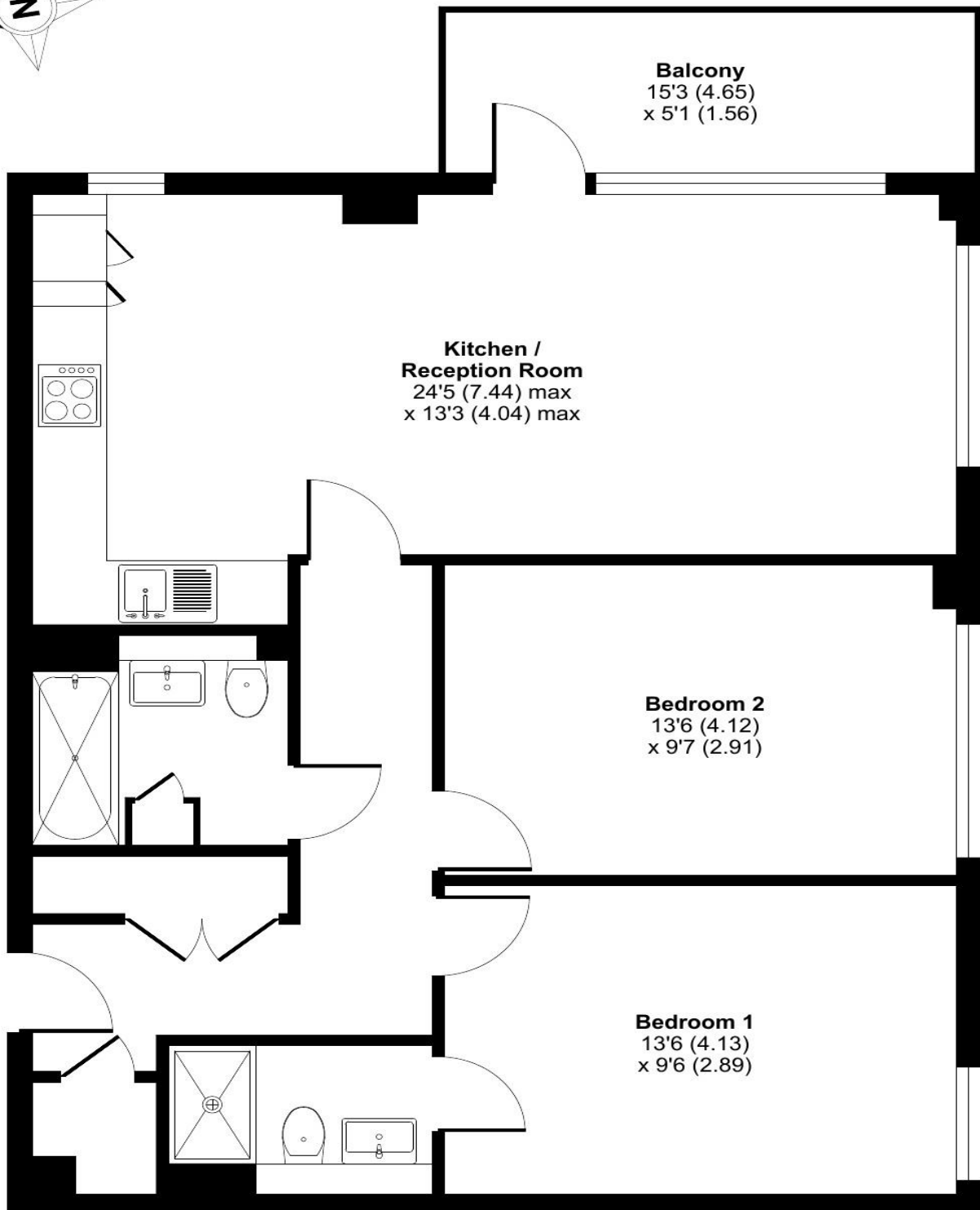
Ground Rent £0.00

Service Charge £2,690 per annum

Magellan Boulevard, London, E16

Approximate Area = 751 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Spencer James Residential. REF: 1349468





