



3 Eden Place, London, E16 1PB

£500 Per Week

A BRAND NEW ONE BEDROOM APARTMENT LOCATED ON THE 8TH FLOOR OF HALCYON HOUSE IN E16

The development enjoys amazing facilities including 24 hour concierge, 20 meter swimming pool, cinema room, gym & peloton room and even a rooftop running track

The apartment is set over a generous 600 square feet and comprises a South/West facing reception room with fully fitted kitchen and access to a balcony. The bedroom has built in storage and its own en-suite bathroom. There is ample storage located off the hallway.

The buildings convenient location means easy access to Canary Wharf & the City as well as City airport and the Excel center.

ROYAL DOCKS DLR STATION (ZONE 3)
FURNISHED
AVAILABLE NOW

- BRAND NEW APARTMENT
- ONE BED SET OVER 600 SQUARE FEET
- 8TH FLOOR WITH SOUTH/WEST FACING BALCONY
- 20M SWIMMING POOL, GYM & PELOTON ROOM
- CONCIERGE & ROOF TOP RUNNING TRACK PLUS CINEMA ROOM
- EXCELLENT ROYAL DOCKS LOCATION
- CLOSE TO ROYAL VICTORIA STATION DLR
- CLOSE TO CITY AIRPORT & EXCEL
- WELL PRESENTED THROUGHOUT
- AVAILABLE NOW

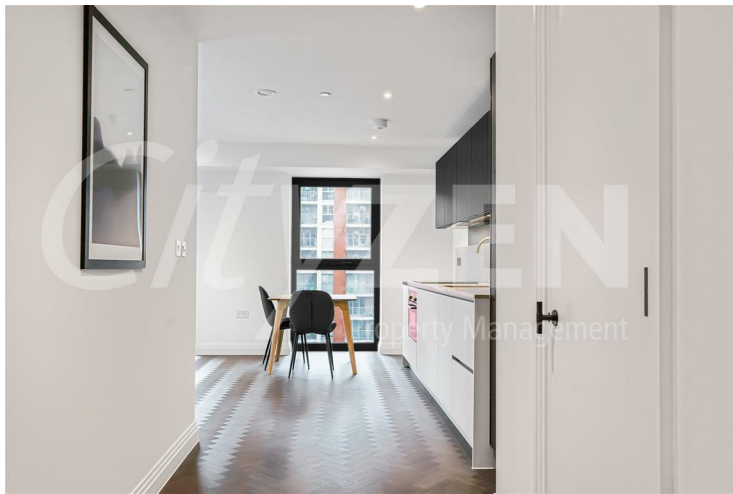
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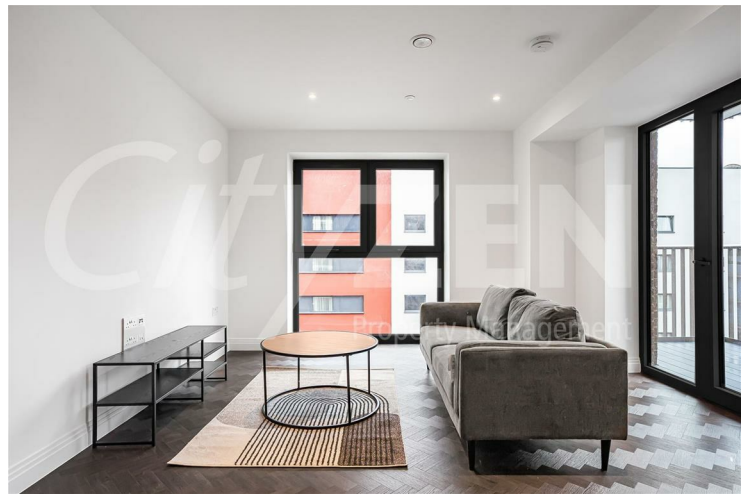
RECEPTION & BEDROOM



RECEPTION



RECEPTION



RECEPTION



KITCHEN



RECEPTION

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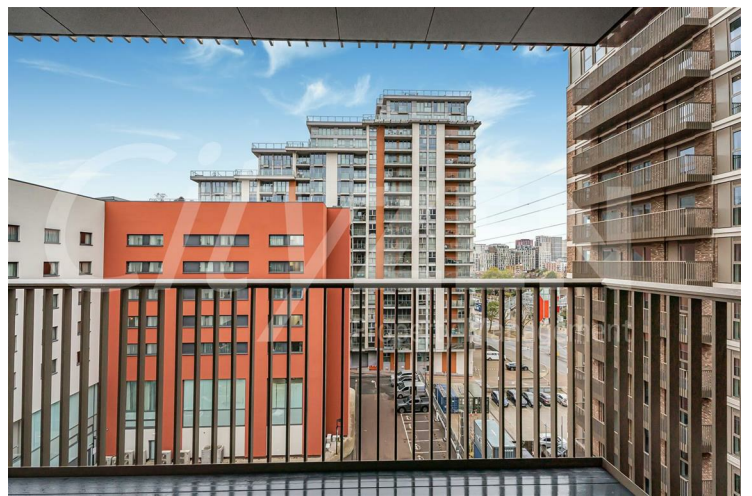
KITCHEN



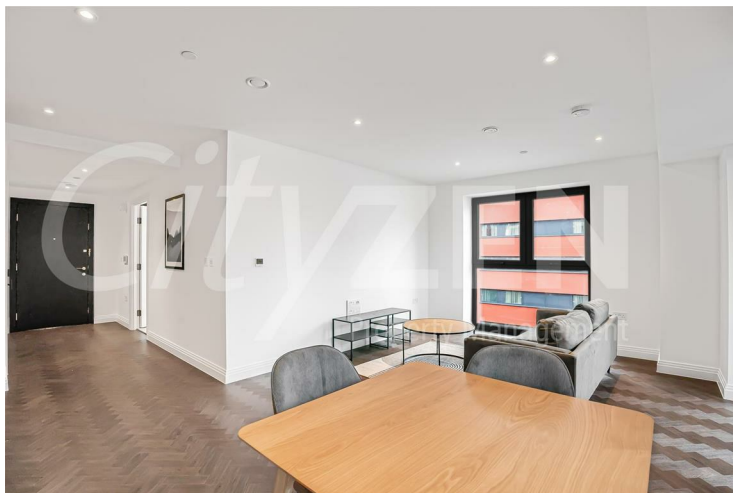
BALCONY



RECEPTION



BALCONY



DINING AREA



BEDROOM

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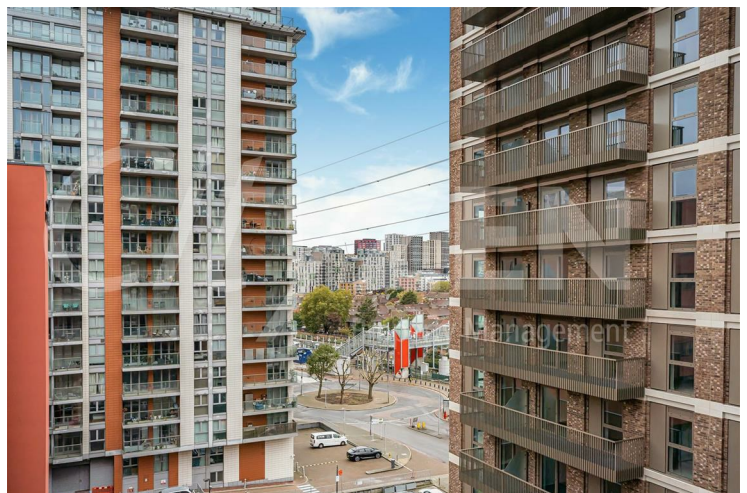
BEDROOM



BATHROOM



BEDROOM



VIEW FROM BALCONY

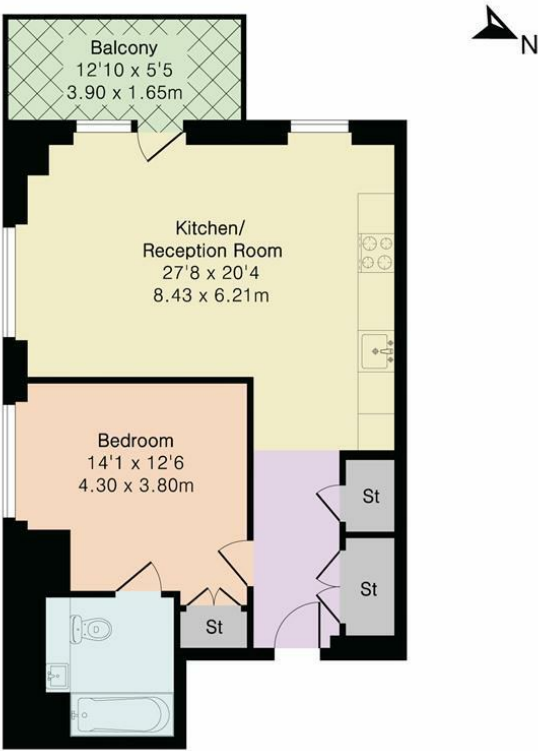


BEDROOM



HALCYON HOUSE

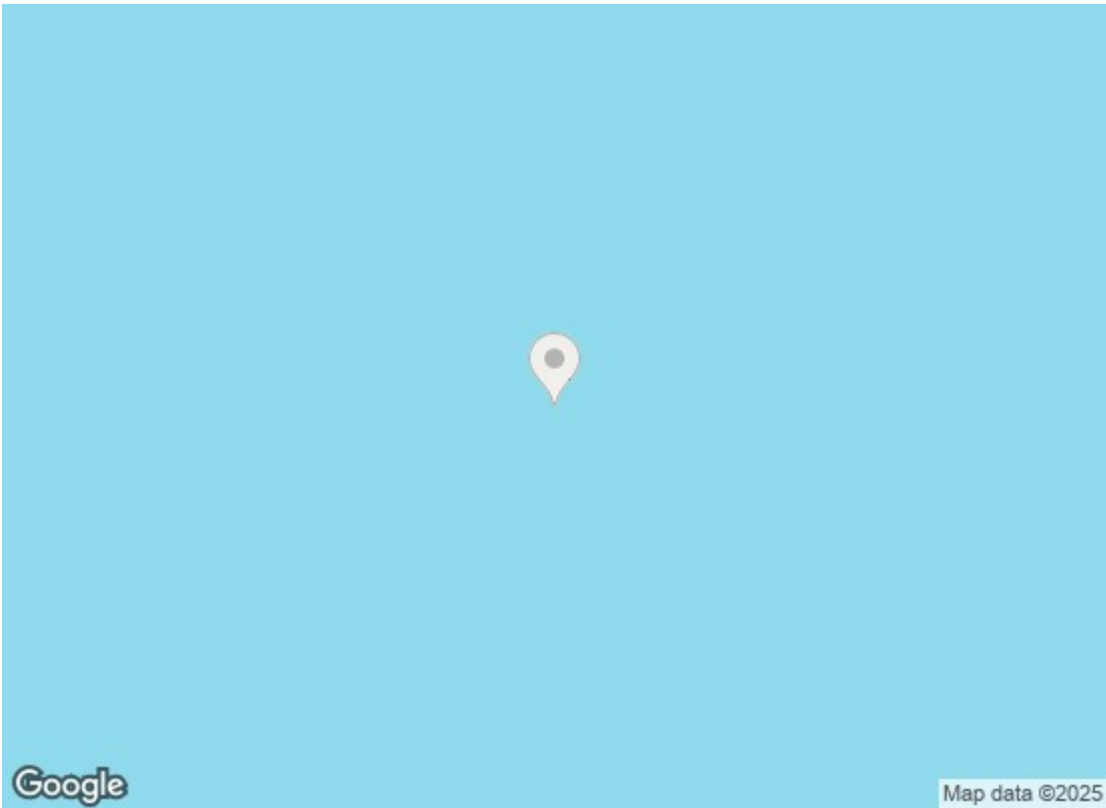
Approximate Gross Internal Area 604 sq ft - 56 sq m



Eighth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.