



# Galley House

1 Atlantis Avenue, E16

Offers in excess of £350,000

A spacious 8th floor, 1 bedroom apartment located in Galley House, located next to Gallions Reach DLR station. The development benefits from 24 Hr concierge, bike store, a residents lounge and a communal podium garden.



# Galley House

1 Atlantis Avenue, E16

- Spacious 1 bedroom apartment
- 24 Hour concierge
- Private Balcony and access to communal podium garden
- Next to Gallions Reach DLR station
- Private residents lounge
- Secure bicycle store
- EWS1 rating- A2





A spacious 8th floor 1 bedroom apartment boasting a generous balcony with great views. This property is modern and stylish with 591 sq ft of internal space. The apartment boasts a modern open plan kitchen/living room, with a fully integrated kitchen with modern Smeg appliances. The property also offers a large bedroom with built in wardrobes and a luxury bathroom suite. There is useful storage in the hallway.

Galley house boasts a 24 hour concierge and secure entry system. Residents benefit from a lounge and communal podium garden. There is also bike storage.

Galley House is perfectly located for a range of transport options. Gallions Reach DLR station is next door and the property is also in close proximity to City airport and Custom House with the Elizabeth Line giving swift access across London.

**Tenure:** Leasehold 242 years 4 months

**Service Charge:** £2595 approx.

**Ground Rent:** £300 doubling on every 25th anniversary of the commencement date.

**Local Authority:** Newham

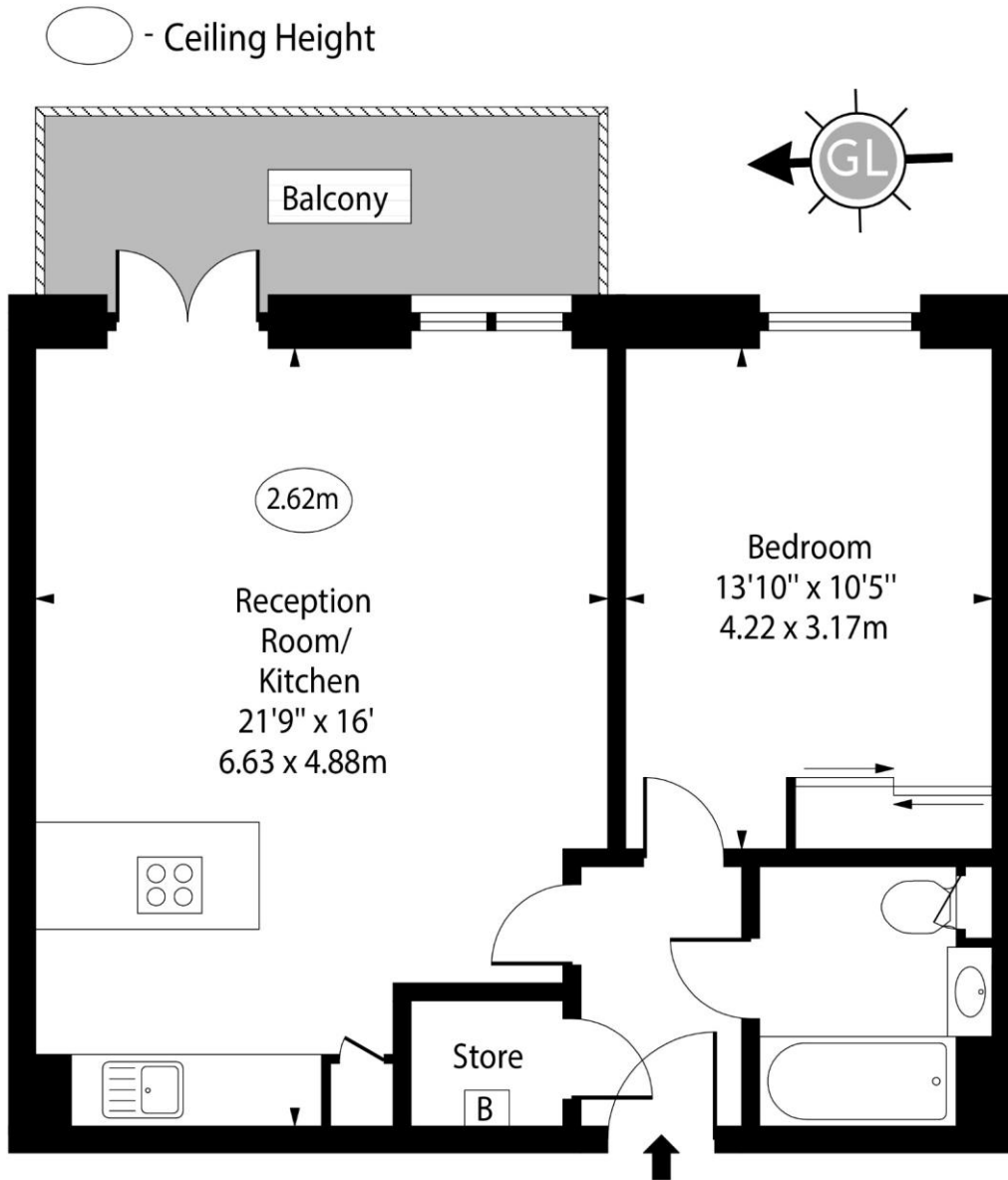
**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Galley House, Atlantis Avenue, E16



Eighth Floor

Approx Gross Internal Area      587 Sq Ft - 54.53 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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