



Galley House

1 Atlantis Avenue, E16

Asking Price £325,000

A spacious 8th floor, 1 bedroom apartment located in Galley House, located next to Galleons 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 sqft 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 241 years 11 months

Service Charge: £2595 approx.

Ground Rent: £300 doubling on every 25th anniversary of the commencement date of the term for the first 100 years.

Council Tax Band: D

Local Authority: Newham

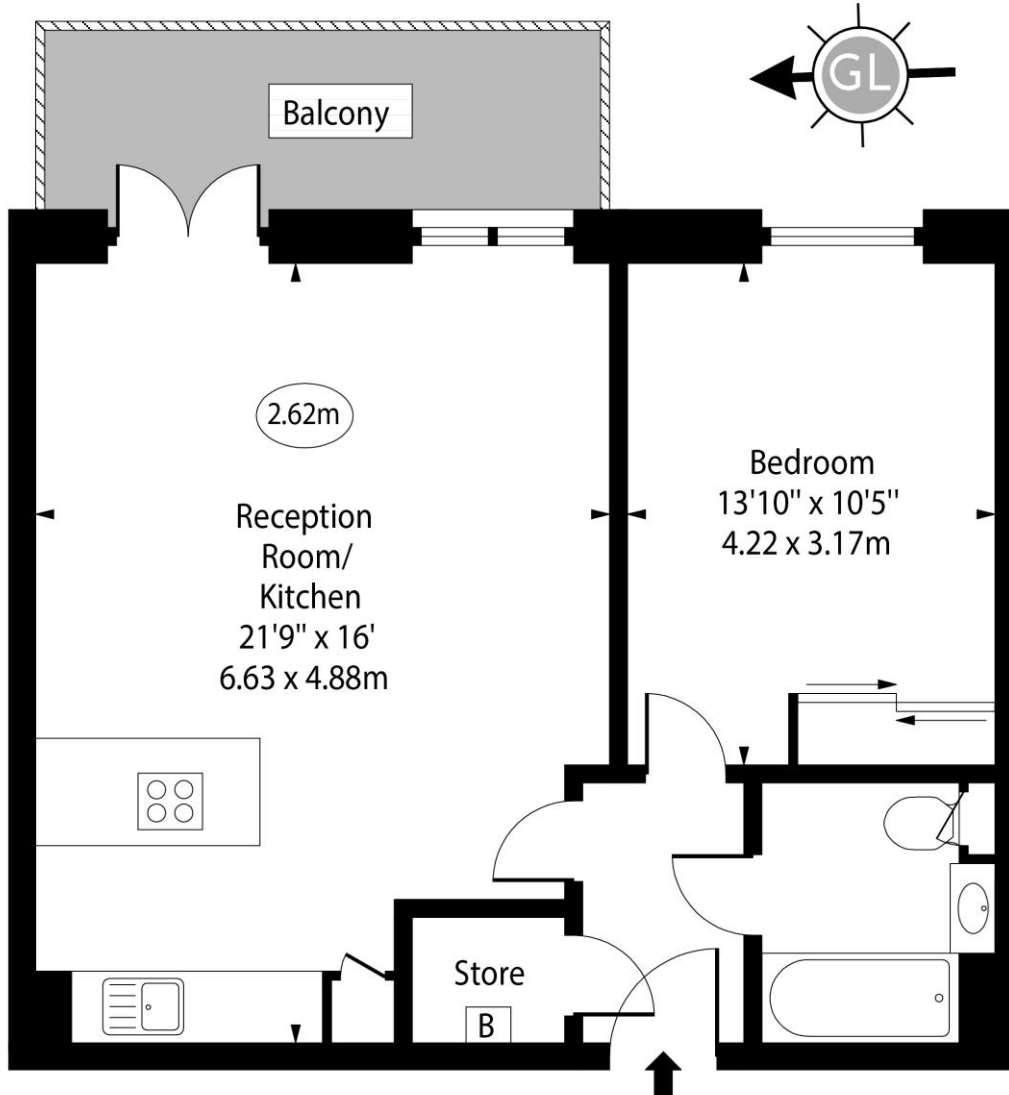
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

Galley House, Atlantis Avenue, E16

○ - Ceiling Height



Eighth Floor

Approx Gross Internal Area 587 Sq Ft - 54.53 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024369K