



# Ebb Court

1 Albert Basin Way, E16

Asking Price £425,000

A spacious 2 bedroom, 2 bathroom modern apartment in Ebb Court of over 800sq ft, near Galleons Reach DLR station, with a generous private balcony and secure underground parking.



# Ebb Court

1 Albert Basin Way, E16

- 2 Bed 2 Bath
- Private Balcony
- Excellent Local Amenities
- Secure Underground Parking Space
- Large Open-Plan Living Space
- 834sq ft Internal
- 178 Year Lease Remaining
- A Rated EWS1 Status





The property benefits from a bright, east-facing aspect, benefitting from floor-to-ceiling windows in the beautiful open-plan, living-kitchen arrangement, flooding the space with natural light. In addition to this, the accommodation comprises of two double bedrooms and two bathroom suites, one of which is an en-suite to the principle bedroom.

Excellent transport links - Galleons Reach station is less than a five minute walk away for short journeys to Canary Wharf, Canning Town and City airport via the DLR. Albert Basin Way is within walking distance of Galleons Reach Shopping Park, with several large supermarkets located. Further shops, bars restaurants and facilities can be found minutes away in Galleons Reach Retail Park.

The apartment also benefits from a secure, underground car parking space.

Lease Length - 178 years approx. remaining

Service Charge - £4,373pa approx.

Ground Rent - £750pa

**Tenure:** Leasehold 177 years 11 months

**Service Charge:** £4373 approx.

**Ground Rent:** £750 reviewed each successive period of 20 years from the

**Local Authority:** Newham

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

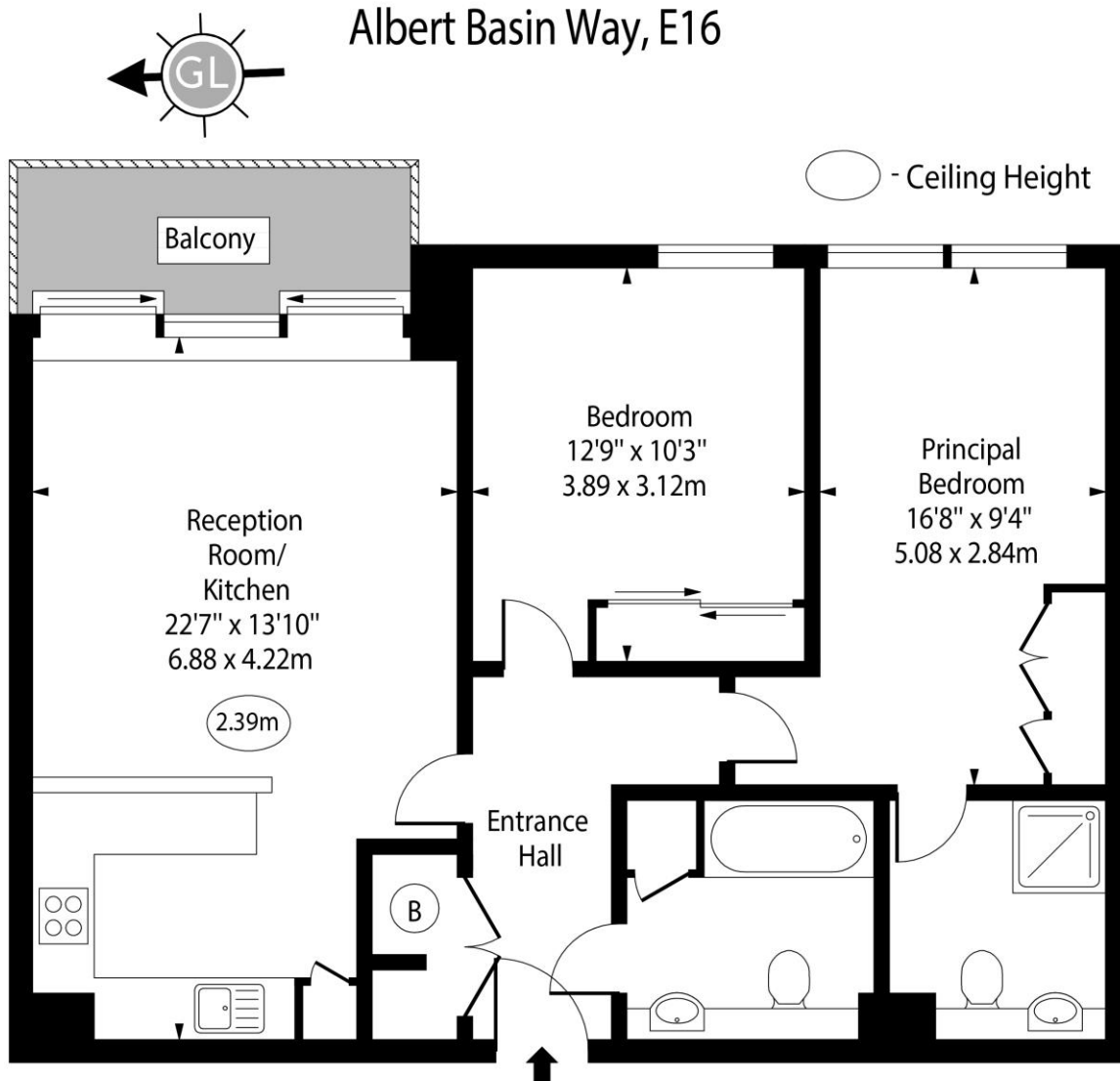
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Ebb Court,  
Albert Basin Way, E16



Third Floor

Approx Gross Internal Area 834 Sq Ft - 77.48 Sq M

For Illustration Purposes Only - Not To Scale

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

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