



# The Reflection

2 Woolwich Manor Way, E16

Offers in excess of £350,000

A spacious two-bedroom, two-bathroom apartment located in The Reflection, a riverside gated development with parking. The property is set in an excellent location, moments from Royal Victoria Gardens with King George V DLR station nearby.





# The Reflection

## 2 Woolwich Manor Way, E16

- Spacious two-bedroom apartment
- Two bathrooms (one ensuite shower room)
- Parking space
- Riverside development
- Reception room has air-conditioning
- Gated development with allocated parking space
- Private balcony with river view
- Lease length - 101 years approx





Situated in a riverside gated development, this spacious two-bedroom two-bathroom apartment provides a large open-plan reception room/kitchen area with air-conditioning. The property benefits from a West facing private balcony overlooking the River Thames and the Royal Victoria Gardens

The property is set in an excellent location, close to the King George V DLR station and has easy access to the south of the river via the Woolwich ferry.

**Tenure:** Leasehold 101 years

**Service Charge:** £4492.16 approx

**Ground Rent:** £529.67 Increases in line with RPI every 15 years from the

**Local Authority:** Newham

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		82
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

## Chestertons Canary Wharf & Greenwich Sales

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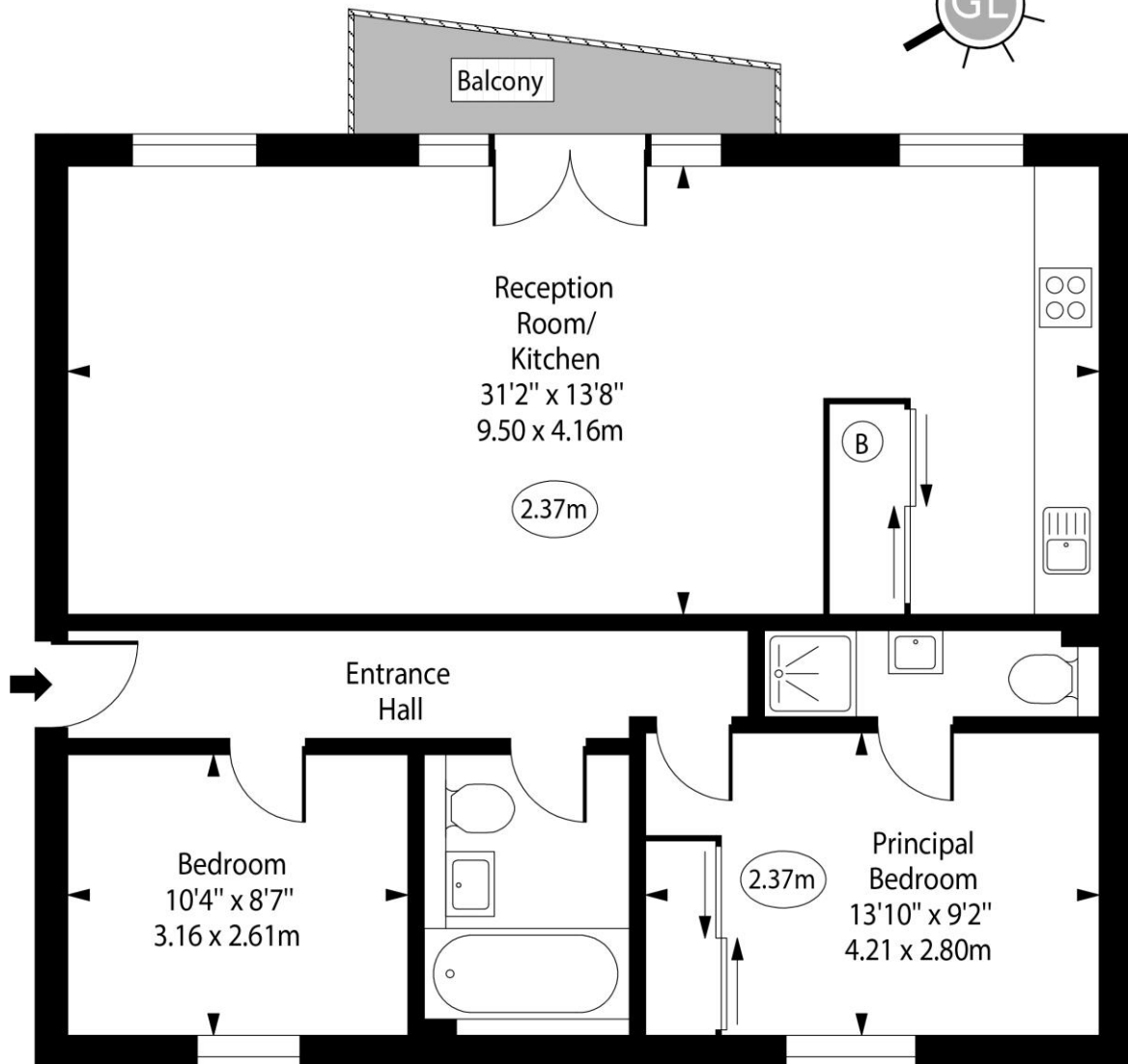
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# The Reflection, E16

○ - Ceiling Height



## Second Floor

Approx Gross Internal Area

828 Sq Ft - 76.92 Sq M

For Illustration Purposes Only - Not To Scale

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

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