



# Tiller House

20 Armada Way, E6

Asking Price £400,000

A spacious 2 bedroom, 2 bathroom modern apartment of approx. 900sq ft in Tiller House, close Galleons Reach DLR station, and with a secure underground parking space.



# Tiller House

## 20 Armada Way, E6

- 2 Bedroom | 2 Bathroom
- Excellent Local Amenities
- Secure Underground Parking Space
- Large Open-Plan Living Space
- 892sq ft Internal
- 241 Year Lease Remaining





The property provided for approx. 892sq ft of internal living space and 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.

The apartment also benefits from a secure, underground car parking space and, Tiller House boasts a 24 hour concierge and secure entry system. There is also bike storage available.

Excellent transport links - Galleons Reach Station (0.2km) is less than a five minute walk away for short journeys to Canary Wharf, Canning Town and City airport via the DLR. Armada 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.

**Tenure:** Leasehold 241 years approx. remaining.

**Service Charge:** £3331.04 pa (£3,203.72 apartment + £127.32 parking)

**Ground Rent:** £400 pa (£350 apartment + £50 parking) doubling every 25th anniversary from the Commencement Date for the first 100 years.

**Local Authority:** Newham

**Council Tax Band:** E

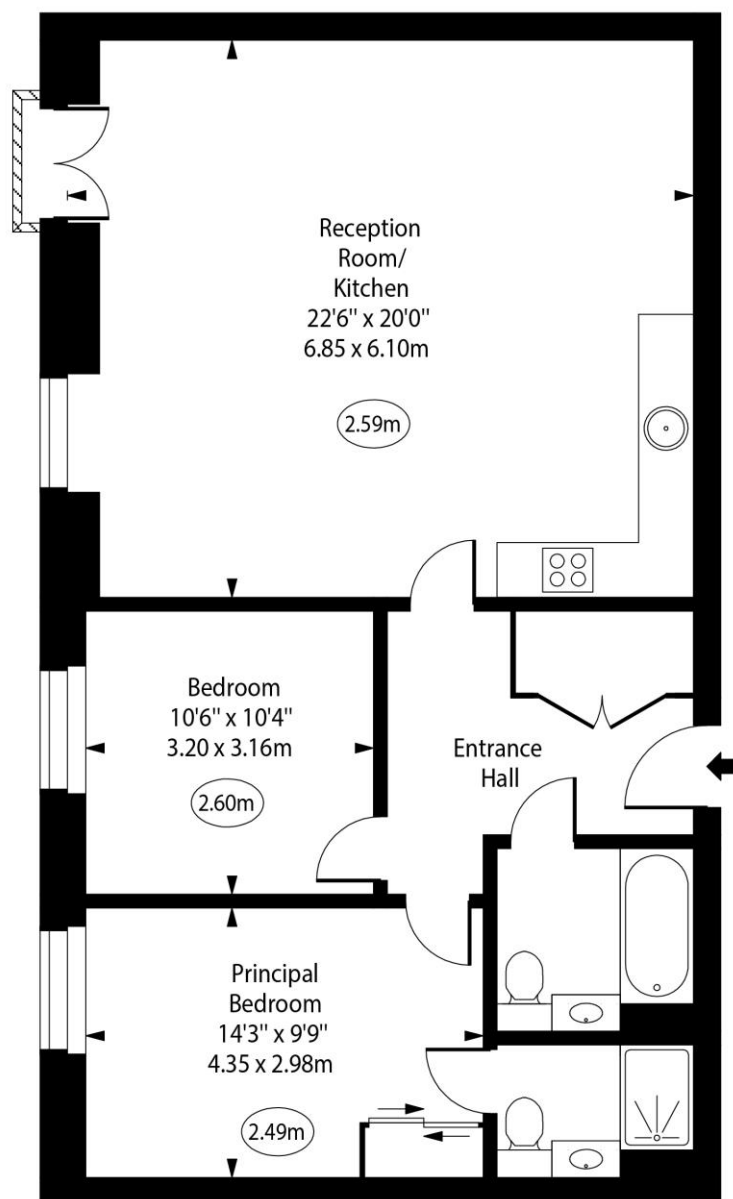
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Chestertons Canary Wharf & Greenwich Sales

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# Tiller House, Armada Way, E6

○ - Ceiling Height



Third Floor

Approx Gross Internal Area      892 Sq Ft - 82.87 Sq M

For Illustration Purposes Only - Not To Scale

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

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