

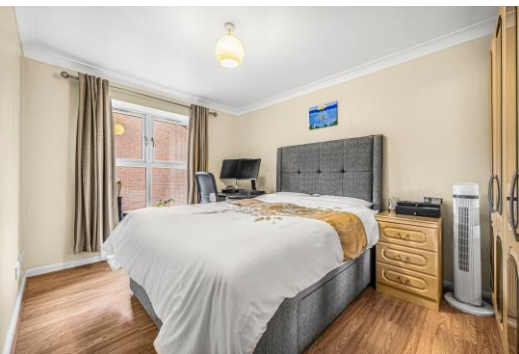


Victoria Hall

7 Wesley Avenue, E16

Offer in Excess of £350,000

A bijou 2nd floor 2 bedroom apartment in Victoria Hall in the Britannia Village development in The Royal Docks. The property is presented in very good internal condition, benefitting from a separate kitchen with window & gas hob, & secure parking.



Victoria Hall

7 Wesley Avenue, E16

- 608sq ft 2nd floor 2 bedroom apartment.
- Located within 500m of Royal Wharf's amenities.
- Secure, covered & allocated parking space.
- Close to West Silvertown DLR, Custom House Elizabeth Line stations.



A bijou 2nd floor 2 bedroom apartment in Victoria Hall in the Britannia Village development in The Royal Docks. The property is presented in very good internal condition, benefitting from a separate kitchen with window & gas hob, & a secure, covered, allocated parking space.

Britannia Village is a residential development built in the 1990s situated next to The Royal Victoria Docks. The other side of the footbridge is Western Gateway & Custom House Elizabeth Line station. West Silvertown DLR station is located nearby. There are also Britannia Village primary school & a recently completed secondary school in close proximity. Royal Wharf is situated approximately 500 metres away. There are a plethora of shops, cafes, & amenities within Royal Wharf, including an ice cream shop, pub & wine bar, a Sainsbury's Local, & many more. The Royal Wharf Thames Clipper / Uberboat pier is located within 1km of the property.

Tenure:	Leasehold – 169 years remaining approx.
Service Charge:	£2,330pa approx.
Ground Rent:	Peppercorn
Local Authority:	Newham
Council Tax Band:	C

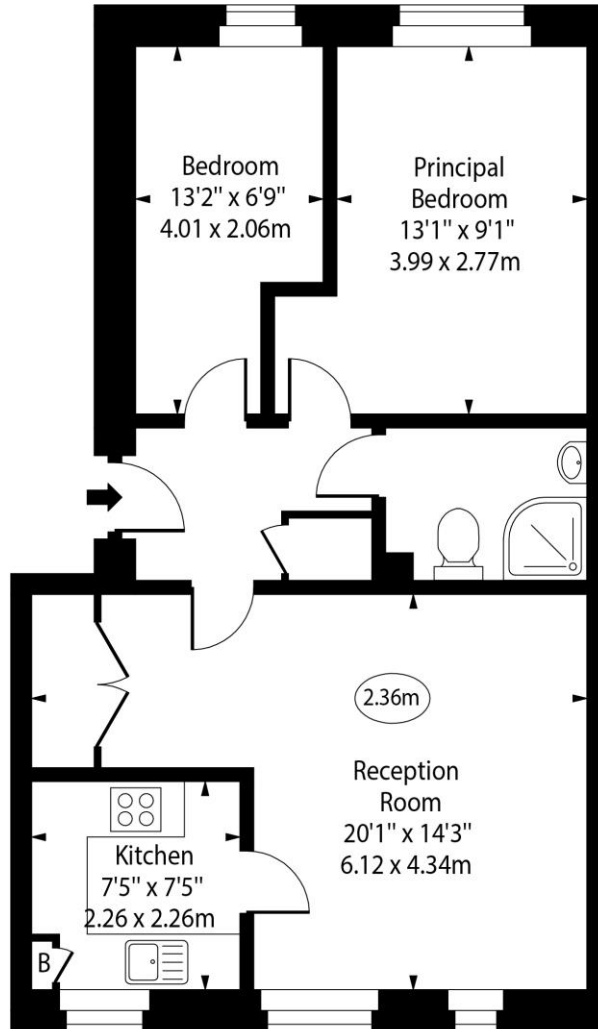
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	92 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Victoria Hall,
Wesley Avenue, E16

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 608 Sq Ft - 56.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029668.1K

