

**MADISON BROOK**  
INTERNATIONAL

ROYAL DOCKS WEST, 12 WESTERN GATEWAY, LONDON, E16 1YX



## ROYAL DOCKS WEST, ROYAL VICTORIA DOCK, E16

£475,000



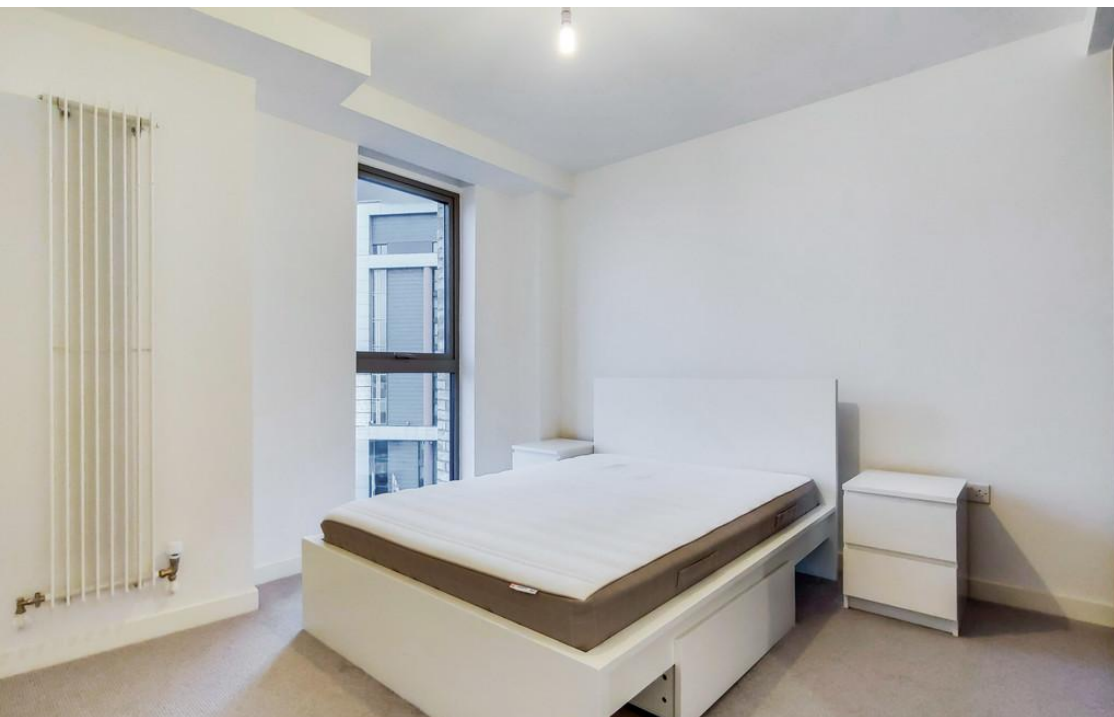
### PROPERTY SUMMARY

This well presented one bedroom apartment is located on the fifth floor of the highly anticipated Royal Docks West.

The apartment boasts a smart open plan lounge with a stunning fully integrated kitchen, access to the private balcony with views out to The Excel and Marina, a well proportioned double bedroom and a stylish bathroom. There is plenty of storage in the apartment and has been furnished to a very high standard.

Royal Docks West is the newest development in Royal Victoria and has been finished to a high specification throughout with the main kitchen and living areas featuring full-height windows & timber effect flooring. Additionally, the apartment benefits from a 24-hour concierge.





#### PROPERTY FEATURES

- + One Bedroom Apartment
- + 5th Floor Location
- + 533 Sq. Ft Internally
- + Newly Built Development
- + Close to Custom House DLR & Royal Victoria Dock DLR



#### PROPERTY FEATURES

- + 24 Hour Concierge
- + Service Charge; TBC
- + Ground Rent; TBC
- + Lease length Remaining: 179 Years Remaining
- + Council Tax Band; C

# FOR SALE

## ROYAL DOCKS WEST, ROYAL VICTORIA DOCK, E16

# £475,000 LEASEHOLD



X 1



X 1



X 1

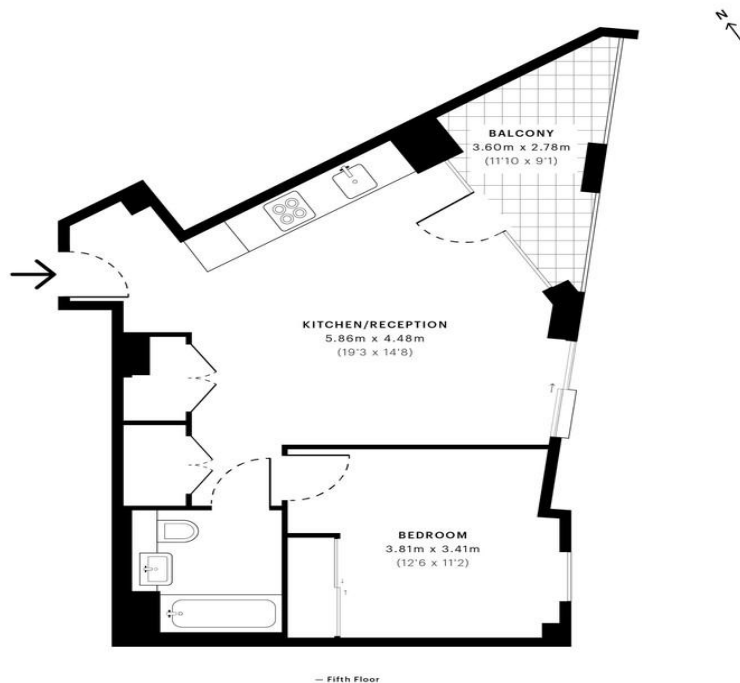
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CAPTURE DATE 17/12/2020 LASER SCAN POINTS 18,104,634

GROSS INTERNAL AREA

49.57 sqm / 533.57 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
49.57 sqm / 533.57 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, reserved head height  
47.01 sqm / 506.01 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.92 sqm / 63.72 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.16 sqm / 593.95 sqft  
IPMS 3C RESIDENTIAL 53.35 sqm / 572.30 sqft  
spec id: 5fd9e44a8fc320dd736575e

- + Ref: 12065
- + Availability: For Sale
- + Bedrooms : 1
- + Bathrooms: 1
- + Reception Rooms: 1
- + Tenure: Leasehold

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

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