



Living
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better

The Grainstore
Royal Victoria Dock, E16 1BA



Offers In Excess Of £465,000

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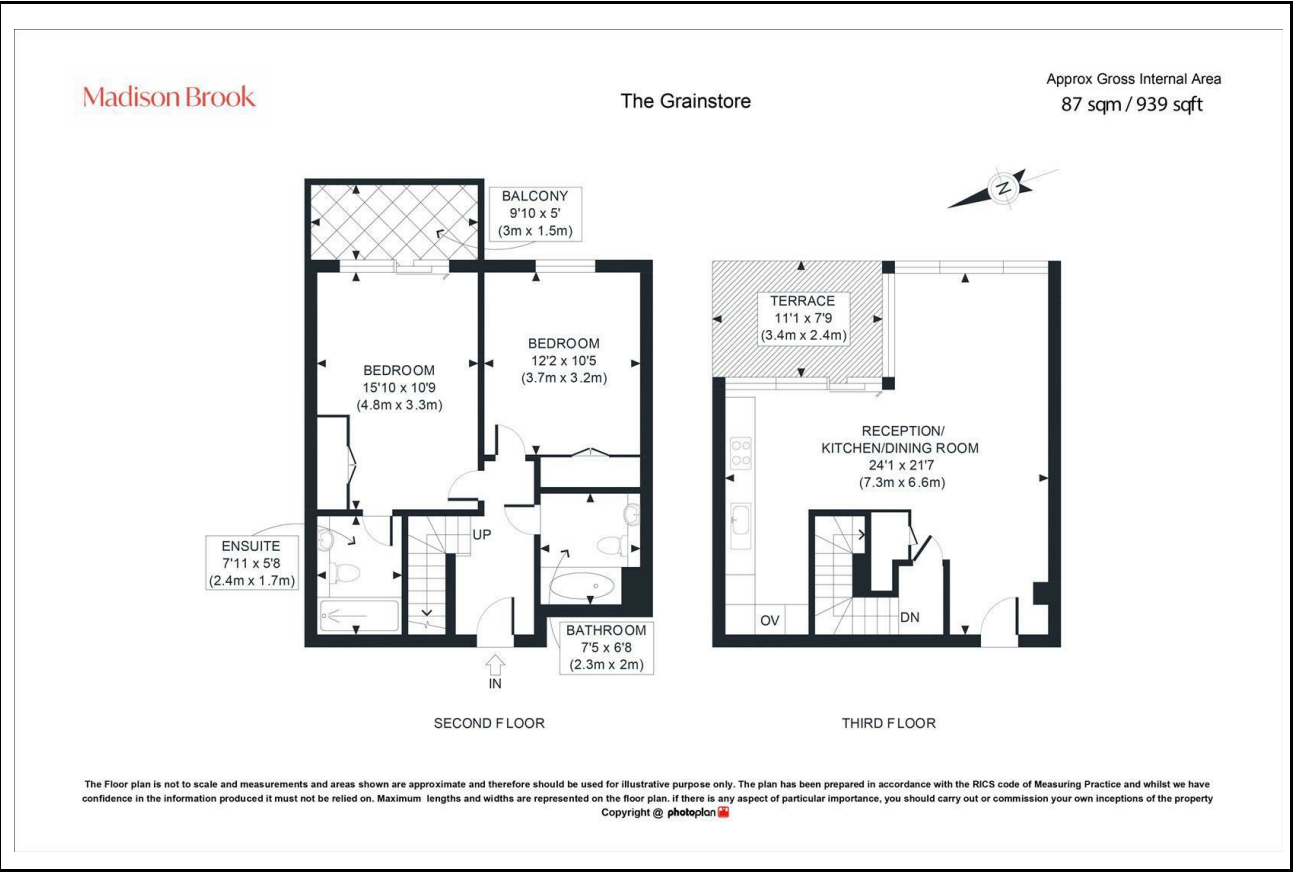
Madison Brook

Property Summary

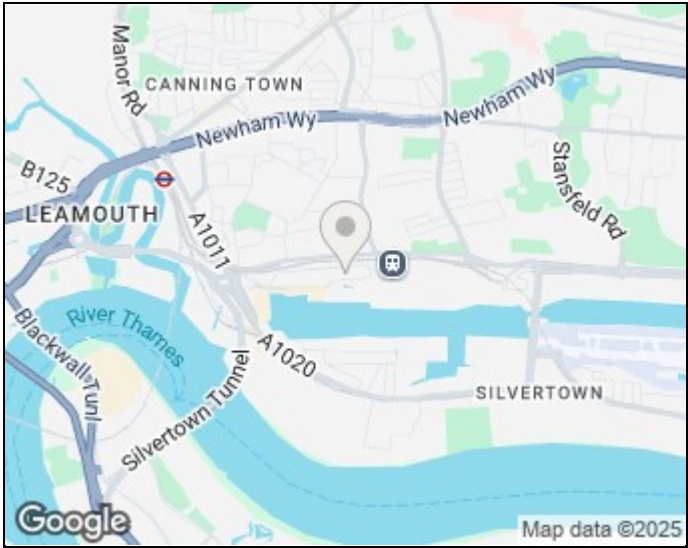
Set within the striking Grainstore development, this stylish two-bedroom duplex apartment offers 939 sq. ft. of impressive living space. Forming part of a characterful warehouse conversion, the property features exposed brickwork, elevated ceilings, and an abundance of natural light throughout. Arranged over two floors, the lower level comprises two generous double bedrooms, including a principal suite with a private balcony and modern en-suite, alongside a second bathroom. Upstairs, a spacious open-plan kitchen, dining, and reception area flows seamlessly onto a private terrace. Residents benefit from an on-site concierge and a fantastic location moments from The Excel Centre, Royal Victoria Docks, and the Elizabeth Line, providing swift connections across London.

Service charge: £5,000 pa | Ground rent: £300 pa | Lease: 174 years remaining

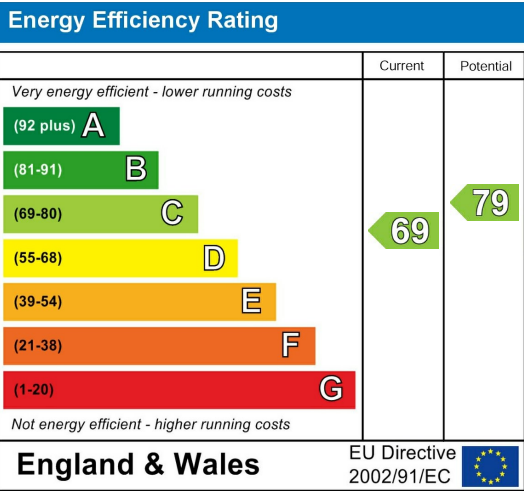
Floorplan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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