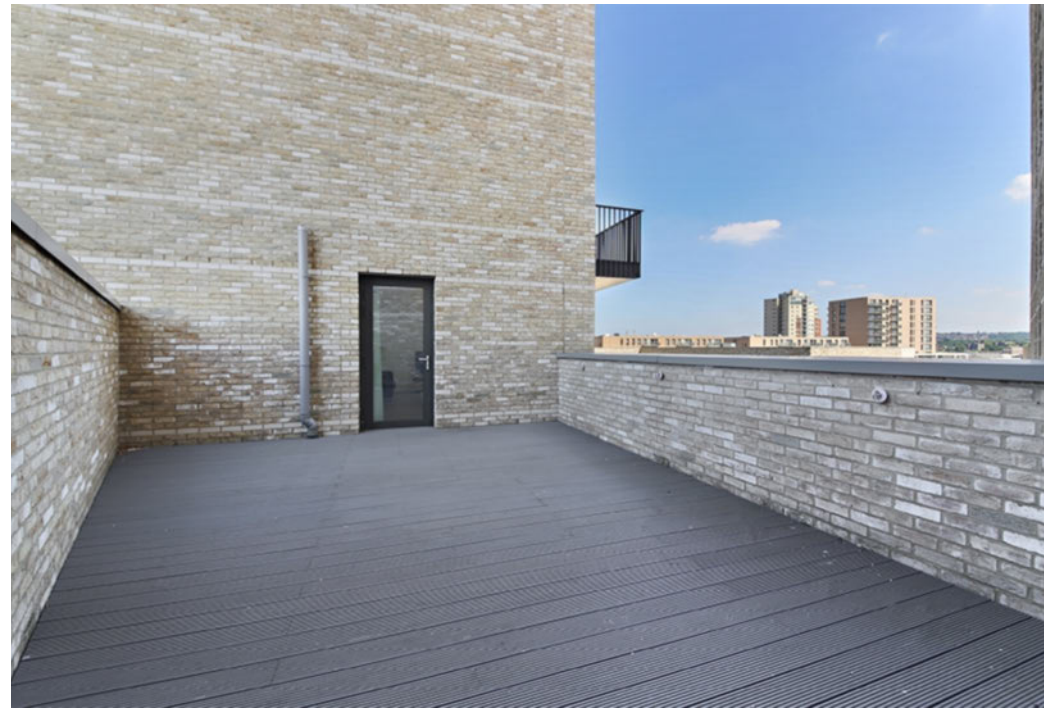



## Kingfisher Heights, Bramwell Way, Royal Docks, E16

Asking price **£390,000** | Leasehold



# Kingfisher Heights, Bramwell Way, Royal Docks, E16

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Terrace
-  Secure Parking
-  Gymnasium
-  Local Amenities
-  0.1 MI Pontoon Dock

This spacious 573 sq ft, fifth floor apartment boasts a desirable southerly aspect and features both a generous private terrace and a south-facing balcony.

The contemporary design offers a highly desirable southerly aspect that fills the space with an abundance of natural light open-plan reception area, complete with a recessed integrated fitted kitchen. It includes a double bedroom, a sleek modern bathroom, and secure allocated parking for added convenience.

Waterside Park is a meticulously designed residential complex that boasts a range of exceptional amenities,

including a fully equipped onsite gym and dedicated concierge services to cater to your every need.

Conveniently located adjacent to the Pontoon Dock DLR station, residents enjoy seamless transportation options that provide effortless access to key destinations such as the City of London, Canary Wharf, and London City Airport. Additionally, the development is situated next to Thames Barrier Park, a beautifully landscaped area that enhances the overall appeal of the location with its picturesque views and recreational spaces, making it an ideal place for relaxation and leisure activities.

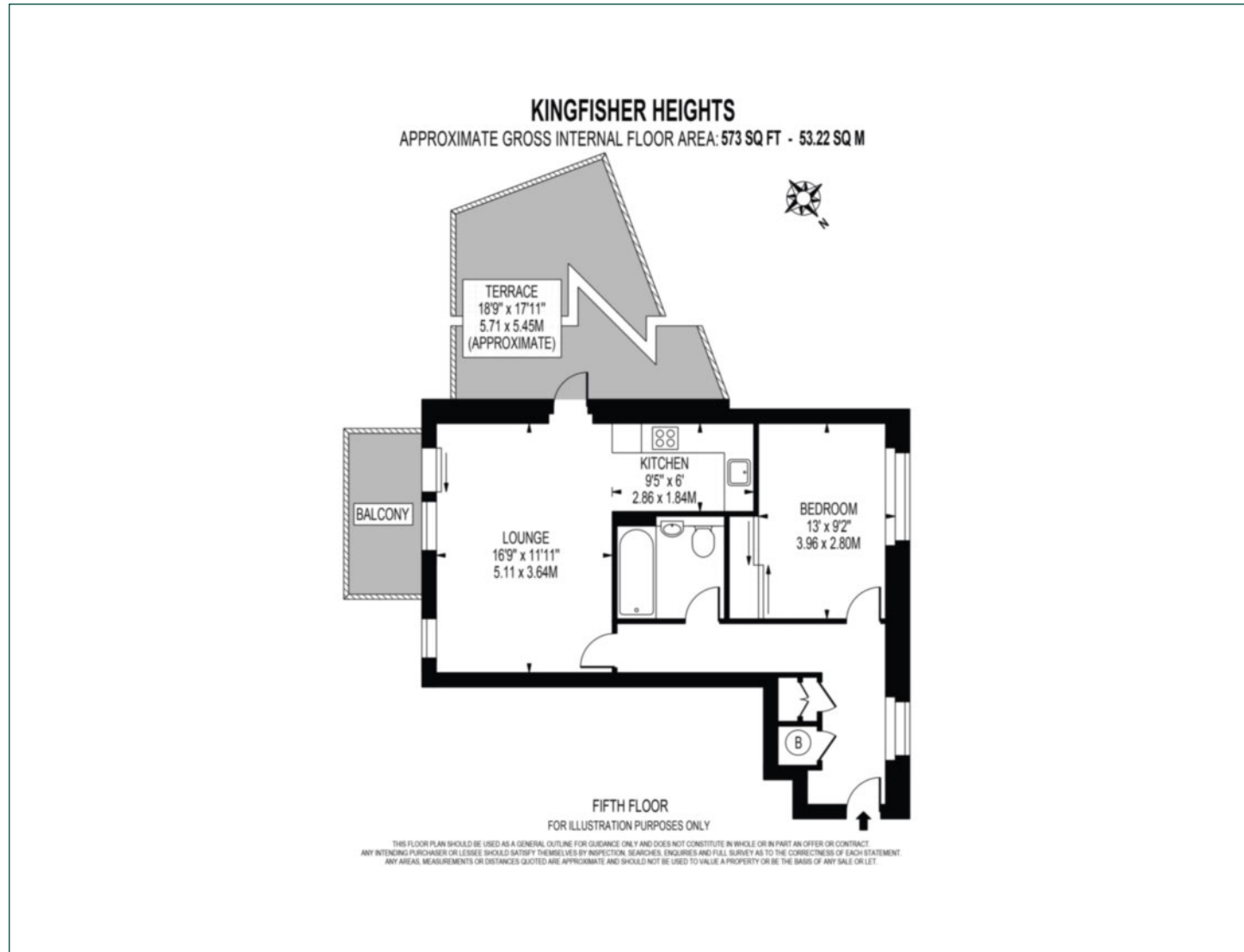
**Tenure:** Leasehold (116 years remaining) **Local Authority:** Newham London

**Ground Rent:** £300 p.a. **Council Tax Band:** C

**Service Charge:** £2,200 p.a. **EPC:** B

# Floorplan

573 sq ft | 53.22 sq m



## Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

## Sales

020 7510 8445 | [docklands.sales@chaseevans.co.uk](mailto:docklands.sales@chaseevans.co.uk)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

[chaseevans.com](https://www.chaseevans.com)