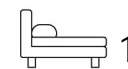


Living  
made  
better

The Oxygen  
Royal Victoria Dock, E16 1BL



Offers In Excess Of £300,000

# The Oxygen, Royal Victoria Dock, E16 1BL

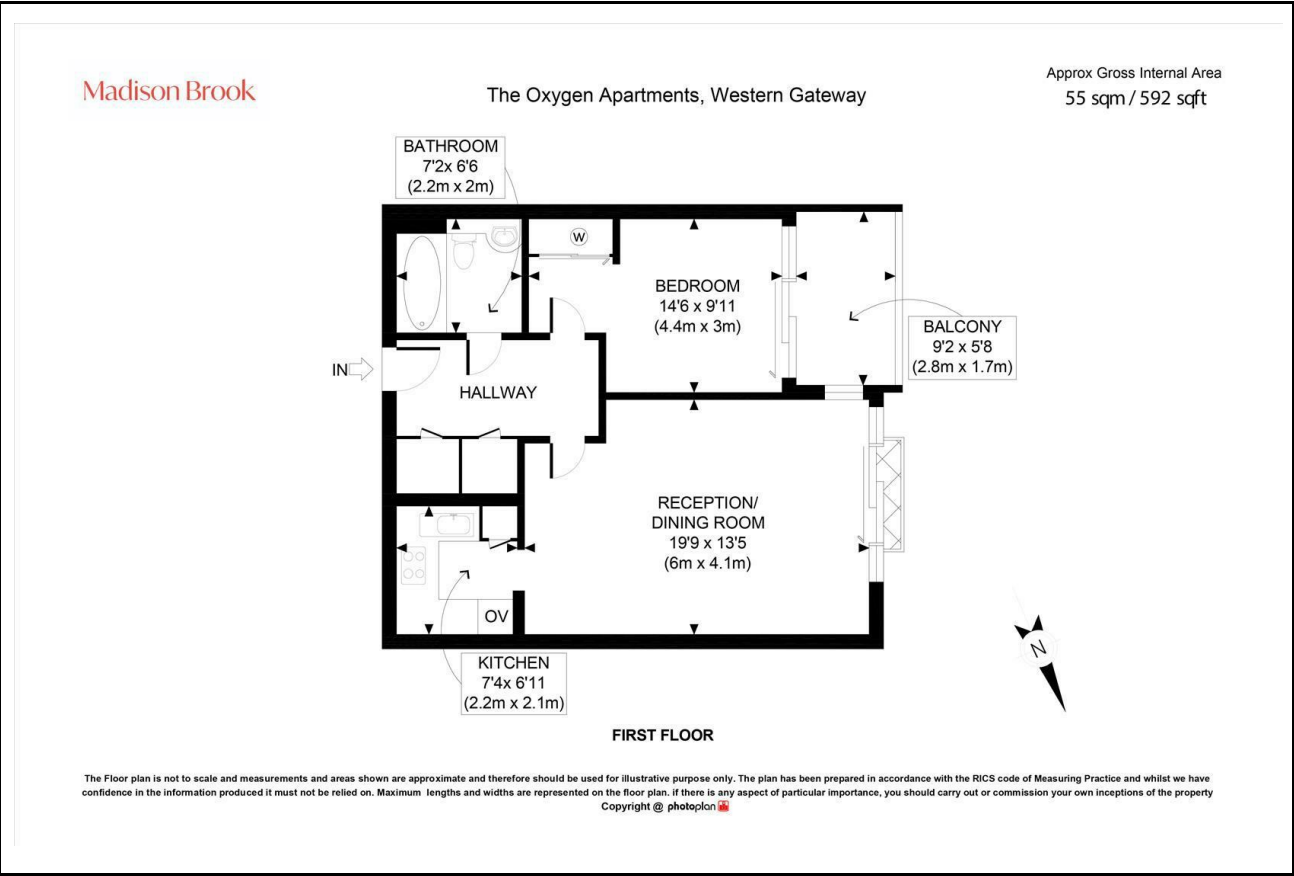
Madison Brook

## Property Summary

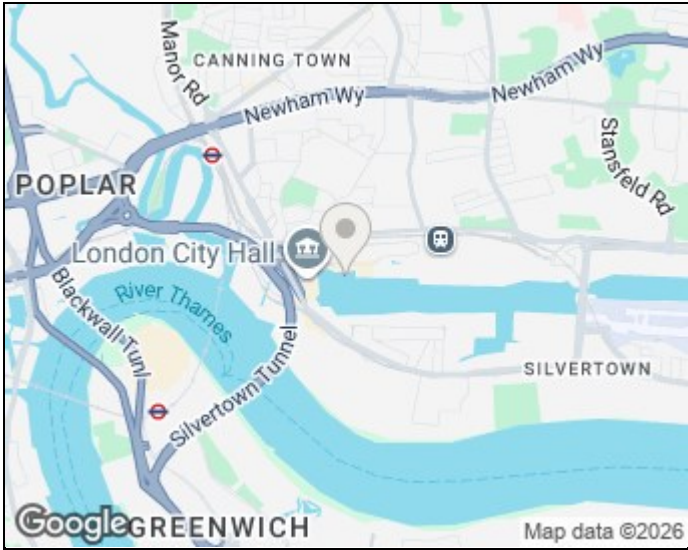
A beautifully presented one-bedroom apartment on the first floor of the popular Oxygen Apartments, offering a spacious open-plan reception with access to a private balcony, a sleek fitted kitchen, a generous double bedroom with excellent storage, and a modern bathroom. Finished to a high standard with underfloor heating and concierge service, the property is ideally located moments from Royal Victoria DLR, the Elizabeth Line at Custom House, and Canary Wharf.

Service charge: £3385.92 pa | Ground rent: £700 pa | Lease: 169 years remaining

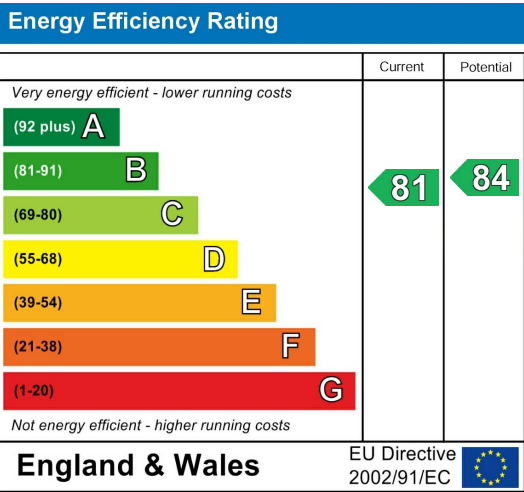
## Floorplan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit B 20 Western Gateway, Royal Victoria  
Dock, London, E16 1BS  
Tel: 020 3946 6000 Email:  
docklands@madisonbrook.com  
<https://madisonbrook.com/>