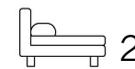




Living
made
better

Adriatic Apartments
Royal Victoria Dock, E16 1BS



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Offers In Excess Of £550,000

Adriatic Apartments, Royal Victoria Dock, E16 1BS

Madison Brook

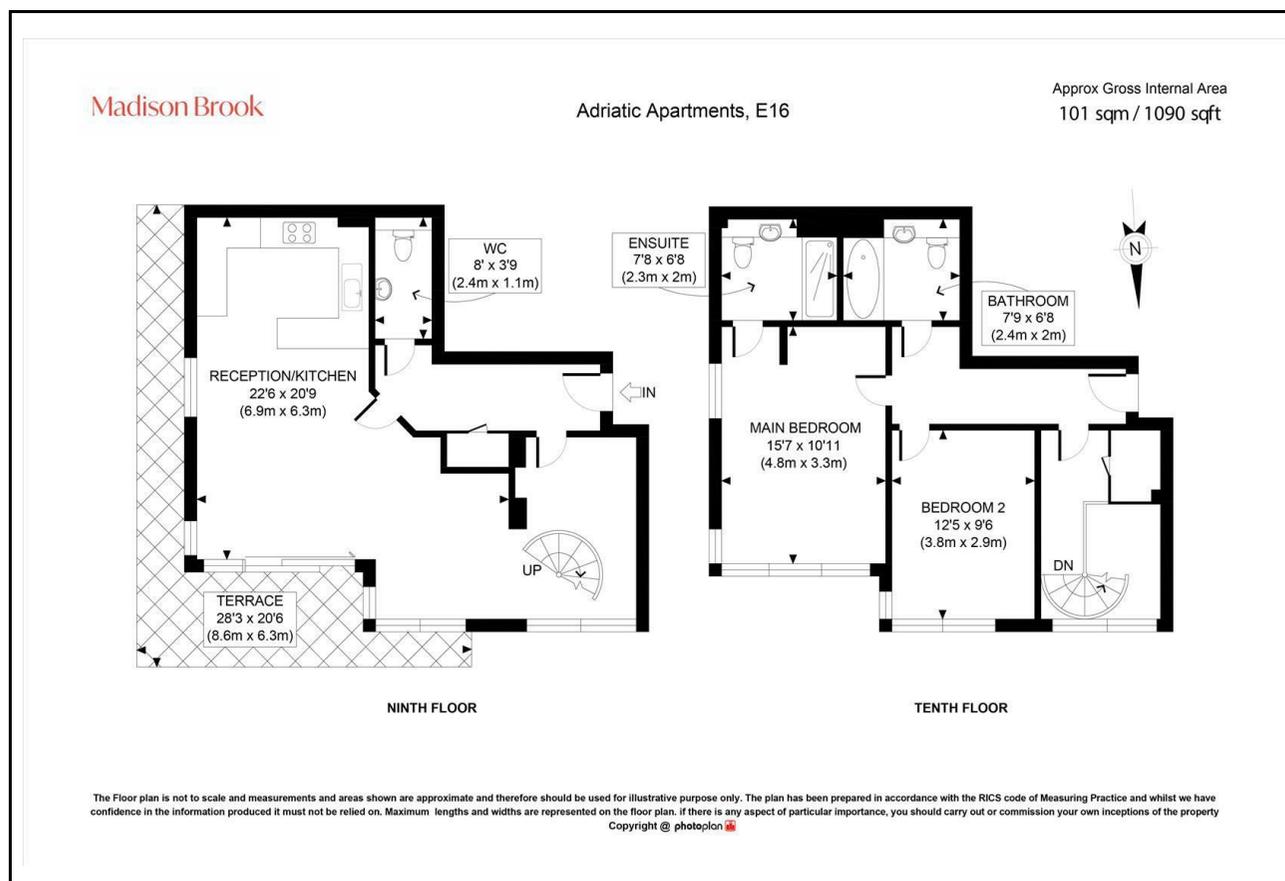
Property Summary

A superb 1,090 sq. ft. two-bedroom, two-bathroom duplex penthouse in Adriatic Apartments, E16. Split over the 9th and 10th floors, the apartment boasts a large open-plan living/kitchen area with granite worktops, integrated appliances, and access to an expansive private terrace with views over Excel Marina. Upstairs, both double bedrooms are well-sized, including a principal bedroom with en-suite and a contemporary family bathroom.

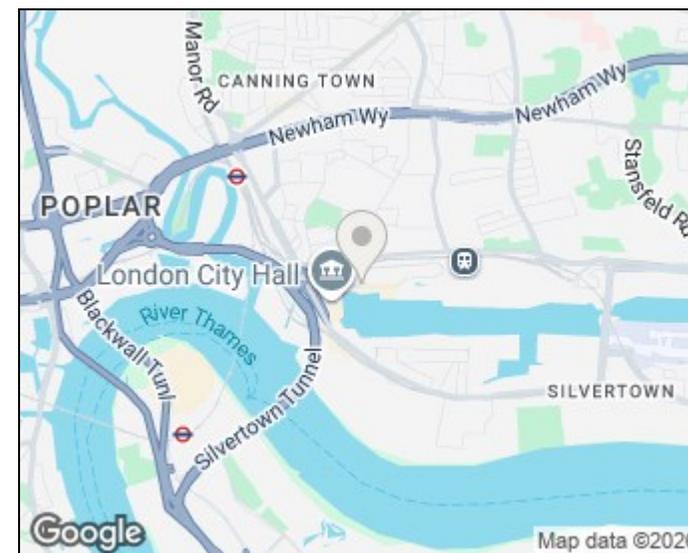
Further benefits include a guest WC, upgraded spiral staircase, 24-hour concierge, residents' gym, and secure gated parking. Located moments from Royal Victoria DLR and Custom House Elizabeth Line station.

Service charge: £6000 pa | Ground rent: £250 pa | Lease: 134 years remaining

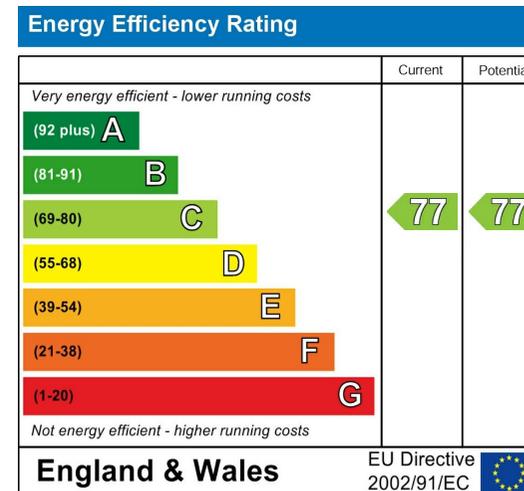
Floorplan



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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