



20 Armada Way, London, E6 7AF

**£525,000**



## 20 Armada Way, London, E6 7AF

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Barrain London is pleased to bring to market this exceptionally large 3 bedroom apartment in very good condition. Spread over 1043 square feet (97 m2), the property's floor space comprises an open plan kitchen-lounge-diner, a separate 2nd reception/office, as well as three double bedrooms and two family bathrooms (one ensuite).

In addition to a very convenient location with superior amenities, Tiller House benefits from concierge service, a residents' lounge with Wifi, and bicycle storage. Also, the scenic Thamespath walk along the water is minutes away.

Commuters will rejoice, because this attractive property is less than 5 minutes walk to Gallions Reach DLR station -- just a quick 8 minute train ride to the Elizabeth Line at Custom House. This means destinations in the City can be reached in 30-40 minutes, with a similar time to the West End.

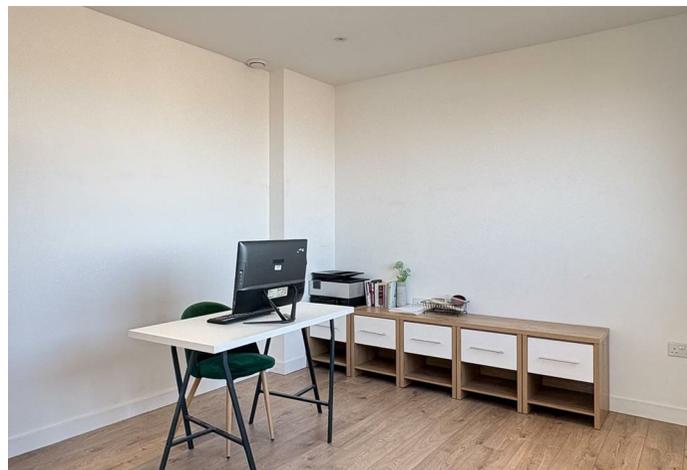
But locally, Tiller House enjoys a vibrant neighbourhood scene, too, including a Pilate studio, hairdressers, a Starbucks, and 2 Co-op food stores outside your door. Also, just a short walk away are the shopping, dining and leisure facilities of Gallions Reach Shopping Park, where popular eateries such as Nando's and Bella Italia can be found, a Boots pharmacy, and a Tesco Extra supermarket.

Please call today to arrange a private viewing.

## Key Features

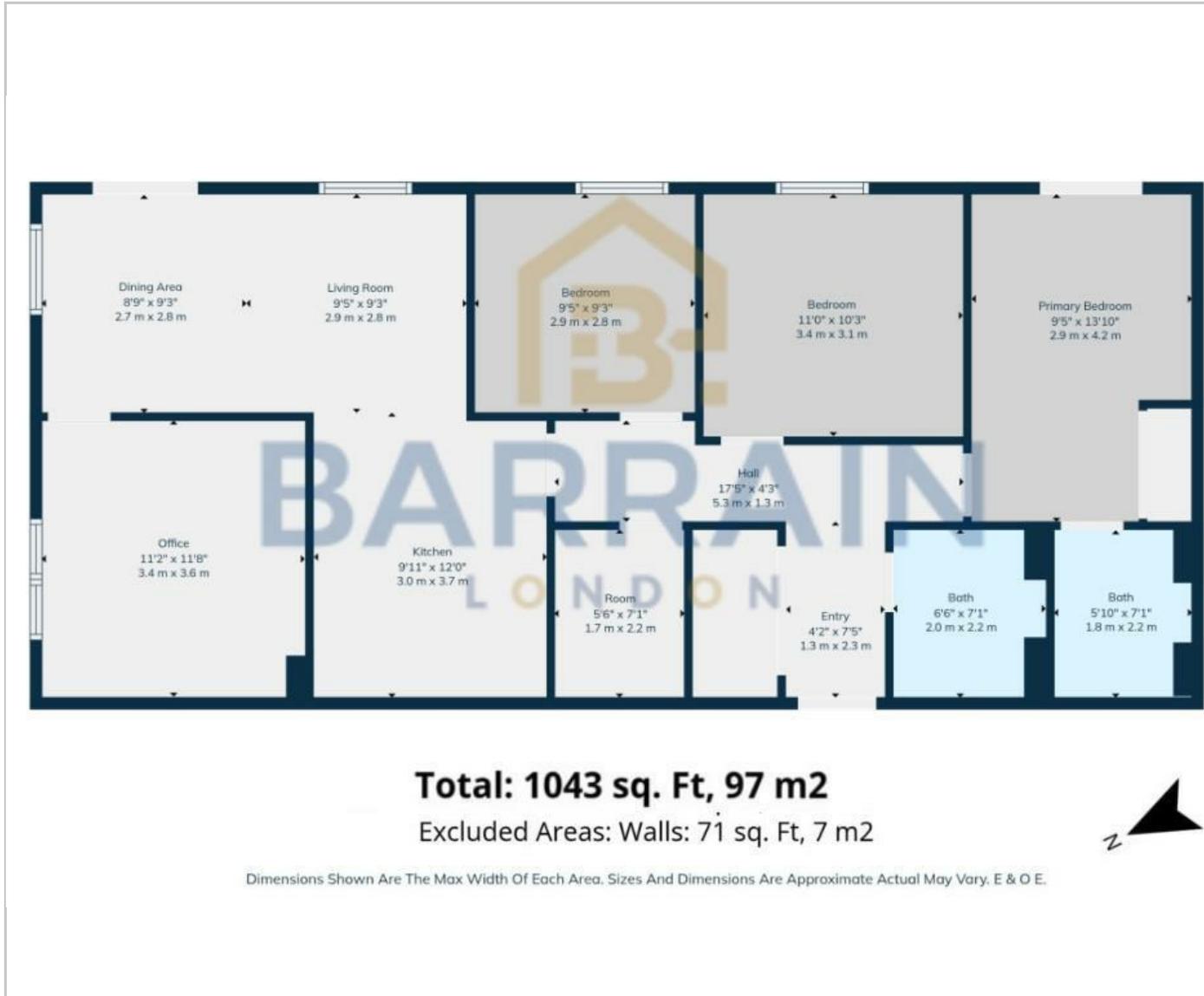
- Exceptionally large 3 bedroom modern apartment (1043 Sq Feet) with panoramic views
- Open plan diner-living room with sleek integrated kitchen and separate 2nd reception/office
- Concierge, Residents' Lounge (Wifi), Bicycle Storage
- 5 minutes walk to Gallions Reach DLR (8 minute ride to Elizabeth Line at Custom House)
- Vibrant local scene: Pilate / Starbucks Coffee / Hairdressors / Pro Gym / Nandos
- Tesco Extra supermarket and Gallions Reach Shopping Park
- Scenic Thamespath walk along the water

## Situation

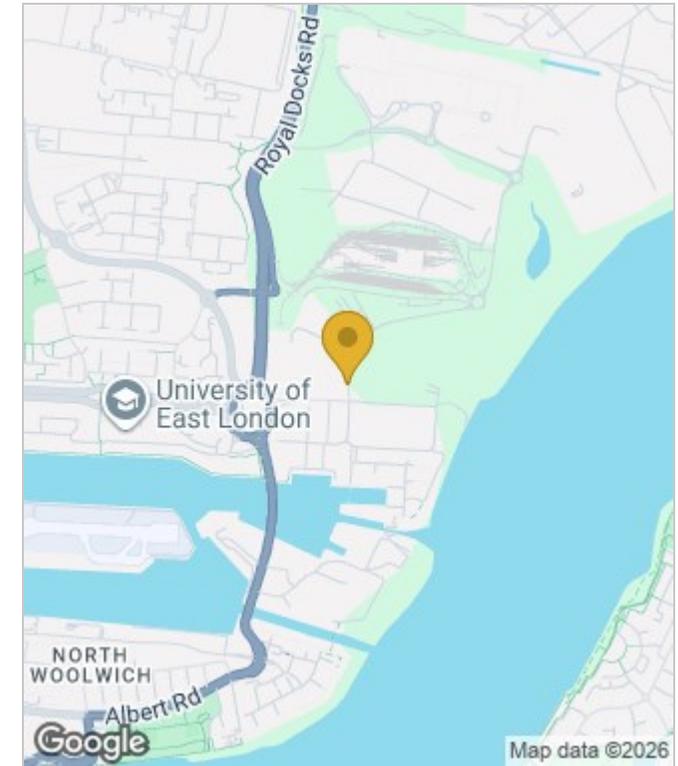


Council Tax Band: F

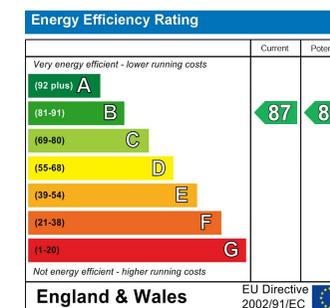
## Floor Plans



## Area Map



## Energy Performance Graph



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