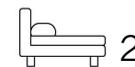




Living  
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The Grainstore  
Royal Victoria Dock, E16 1BA



Asking Price £435,000

# The Grainstore, Royal Victoria Dock, E16 1BA

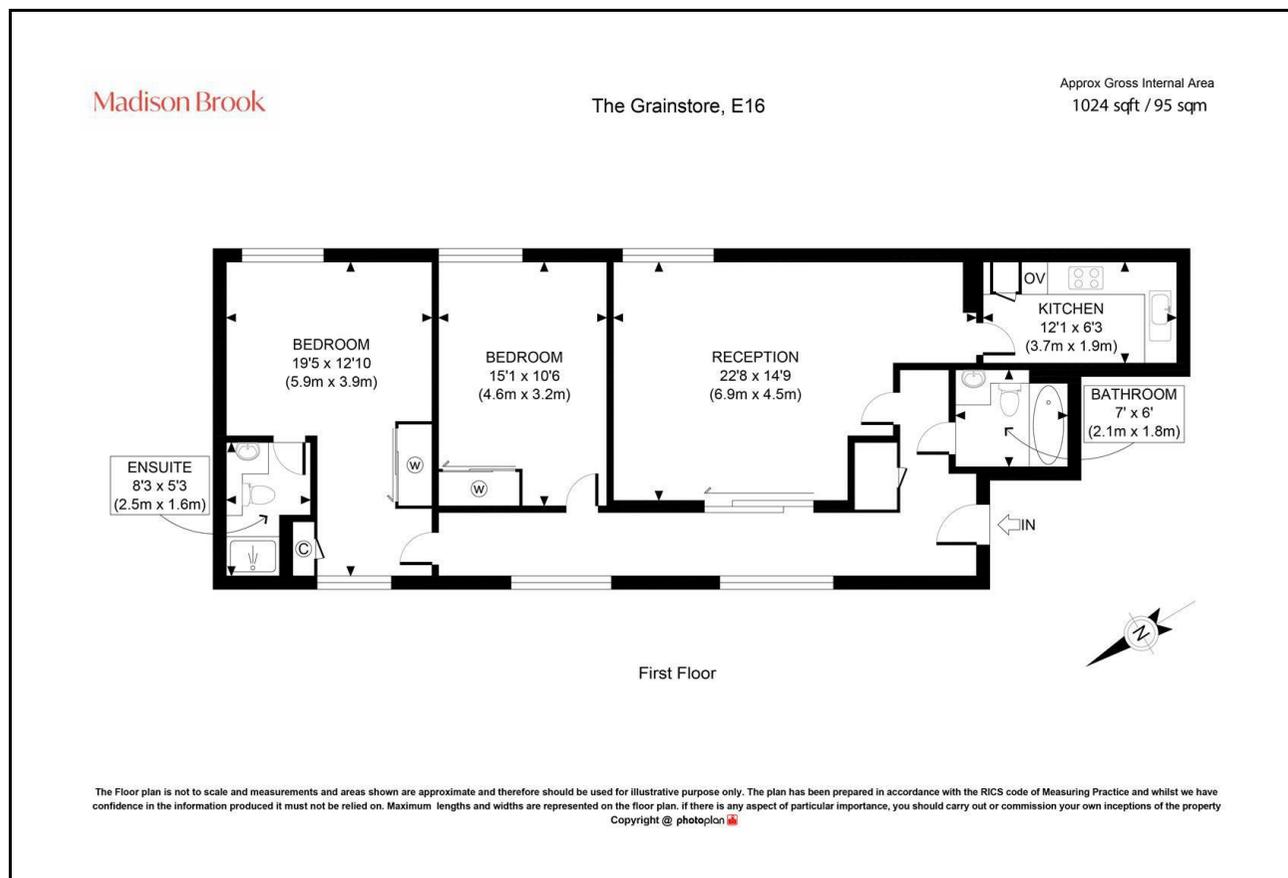
Madison Brook

## Property Summary

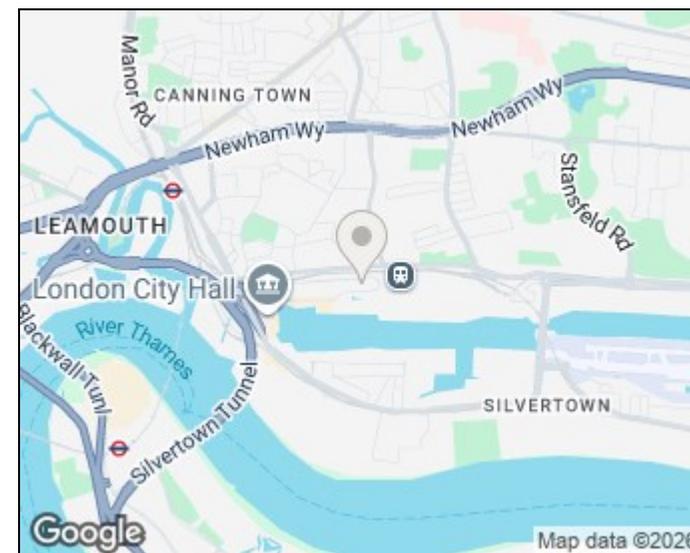
A generously proportioned two-bedroom, two-bathroom warehouse conversion in the sought-after Grainstore building. Offering 1,024 sq.ft. of space, this ground-floor apartment features a large reception room, separate kitchen, two spacious double bedrooms, an en-suite, and a main bathroom. The property boasts warehouse features, permit parking, concierge service, and excellent access to Custom House and Royal Victoria stations (DLR & Elizabeth Line).

Service charge: £4,860 pa | Ground rent: £400 pa | Lease: 173 years remaining

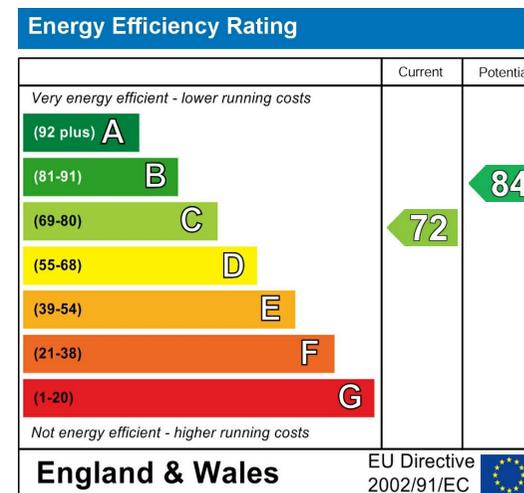
## Floorplan



## 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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