



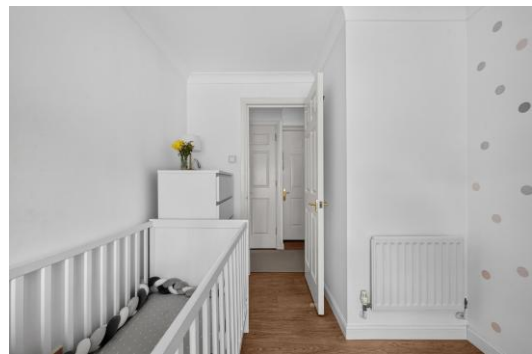
Queen Mary House

11 Wesley Avenue, E16

Asking Price £400,000

A stylish two-bedroom apartment with stunning Dock and River views, private garage and off-street parking.

CHESTERTONS



Queen Mary House

11 Wesley Avenue, E16

- 2 Bedrooms | 1 Bathroom.
- Contemporary modern style throughout apartment.
- Approx. 578 of Internal Living Space.
- Stunning Dock and River Views.
- Off-street parking available.
- Private garage.
- West Silvertown DLR approx. 0.2 km.
- Custom House / Elizabeth line approx. 0.5 km.
- ExCel London approx. 0.7 km.
- Excellent access to Canary Wharf, City Airport and Central London.



This 2-bedroom apartment features elegant wooden flooring throughout, creating a warm, modern and cohesive feel across the living spaces and bedrooms. The contemporary finish is complemented by a stylish bathroom featuring luxurious marble-effect tiling, providing a sophisticated and modern aesthetic.

It is comprised of a comfortable reception and living area, modern kitchen, two bedrooms and a bathroom. The property is ideally located just minutes from the Royal Docks waterfront, where residents can enjoy stunning Dock and River views, scenic walks and the vibrant surrounding atmosphere.

A particularly valuable benefit is the provision of off-street parking and a private garage, offering secure parking and additional storage.

The property is close to a range of cafés, restaurants, bars and shops, with Britannia Village Market just 0.1 km away and supermarkets approx. 0.5–0.6 km away. The Royal Docks waterfront, riverside walks and ExCeL London (approx. 0.7 km) are also within easy reach.

Tenure: Leasehold 168 years approx. remaining.

Service Charge: £5117.31 (£627.10 Estate Service Charge + Building Service Charge £4,490.21)

Ground Rent: Peppercorn

Local Authority: Newham

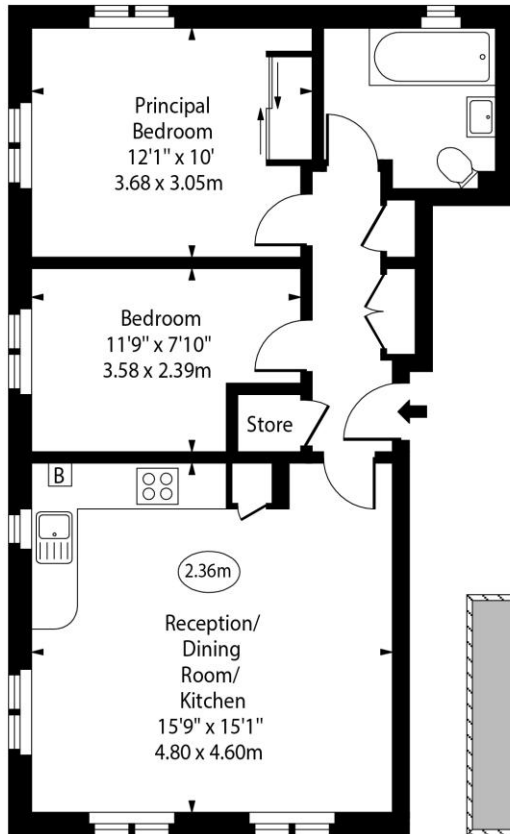
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

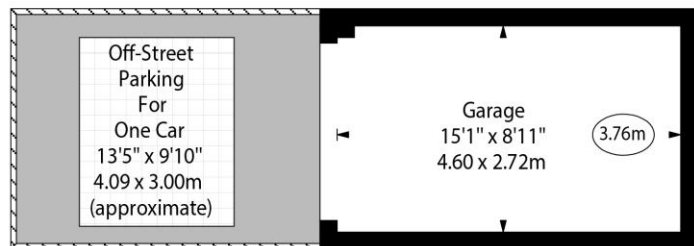
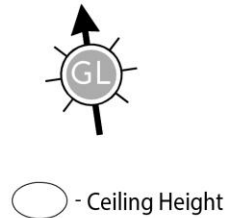
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Queen Mary House,
Wesley Avenue, E16



First Floor



Ground Floor

Approx Gross Internal Area 578 Sq Ft - 53.70 Sq M
(Excluding Garage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 032684M

