



Grimsby Grove

London, E16

Asking Price £575,000

A beautifully presented five-bedroom townhouse occupying a peaceful riverside position within the sought-after Royal Docks, offering flexible family accommodation, generous outside space and two private parking spaces.

CHESTERTONS



Grimsby Grove

London, E16

- Spacious five-bedroom townhouse arranged over three floors
- Three bathrooms plus a ground floor cloakroom
- Large open-plan kitchen/dining room with direct garden access
- Larger-than-average south and west-facing private garden
- Principal bedroom with en-suite shower room
- Integral garage with fitted utility area and excellent storage throughout
- Partially boarded loft providing additional storage
- Two private off-street parking spaces
- Secure riverside development with 24-hour on-site security and landscaped communal grounds.
- Approx. 200m from Royal Victoria Gardens and Thames riverside walks
- King George V DLR – 0.3 miles
- Gallions Reach DLR – 0.5 miles
- Excellent links to Canary Wharf, Stratford, the City and the Elizabeth Line



Situated within a peaceful and secure riverside development, this beautifully presented five-bedroom townhouse offers spacious and highly versatile accommodation across three floors.

The heart of the home is a generous open-plan kitchen/dining room with ample storage, perfect for both everyday living and entertaining, with French doors opening onto a larger-than-average south and west-facing private garden. Beautifully landscaped with mature planting, multiple seating areas and a pergola, the garden provides a private outdoor retreat enjoying both sun and shade throughout the day. The flexible layout includes a spacious first-floor reception room that can also be used as a fifth bedroom, while the principal bedroom benefits from an en-suite shower room. Two further bathrooms, a ground floor cloakroom, an integral garage with a fitted utility area, extensive built-in storage, a partially boarded loft and two private parking spaces further enhance this exceptional home.

Presented in excellent condition, the property is ready to move straight into while still offering scope to personalise over time. Residents benefit from beautifully maintained communal grounds, 24-hour on-site security and direct access to the Thames riverside. Royal Victoria Gardens, local cafés, restaurants and the University of East London's SportsDock are all within easy reach, while King George V and Gallions Reach DLR stations provide excellent links to Canary Wharf, the City, Stratford and the Elizabeth Line.

Tenure: Freehold

Service Charge: £966 pa approx.

Ground Rent: Peppercorn

Local Authority: Newham

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

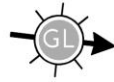
E14 9GE

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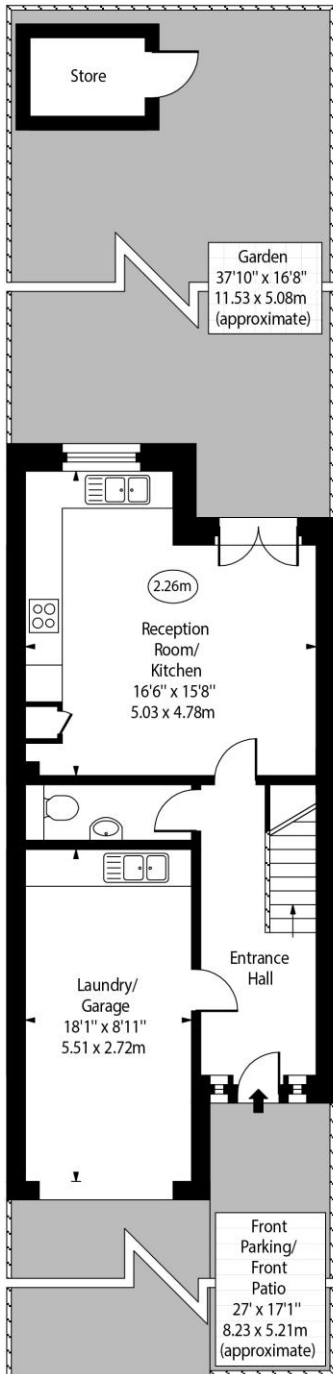
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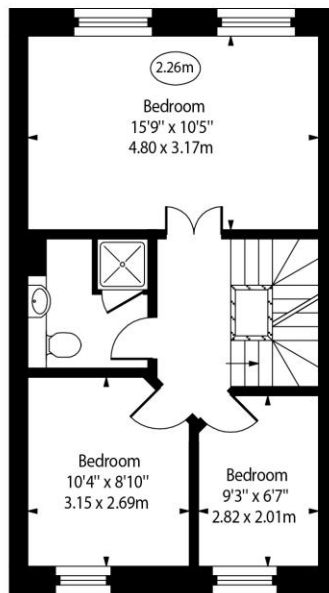
Grimsby Grove, E16



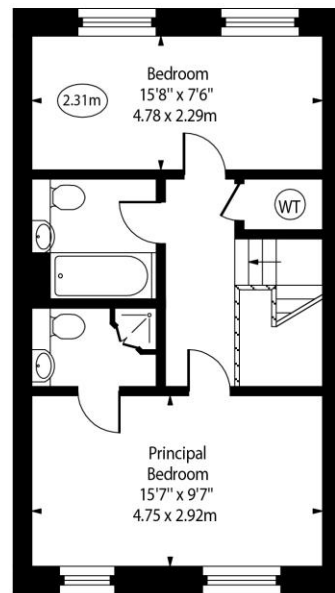
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1446 Sq Ft - 134.33 Sq M
(Excluding Store)

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.
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