



Let **UK** Home

1 Bedrooms

E16 4BZ

Located in London

£2,300 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Dock Master House, 302 Manor Road, London E16



Let UK Home present this brand new one bedroom property in Dock Master House part of Cerulean Quarter.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom and one modern bathroom. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of shared working space, multifunctional entertainment space and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

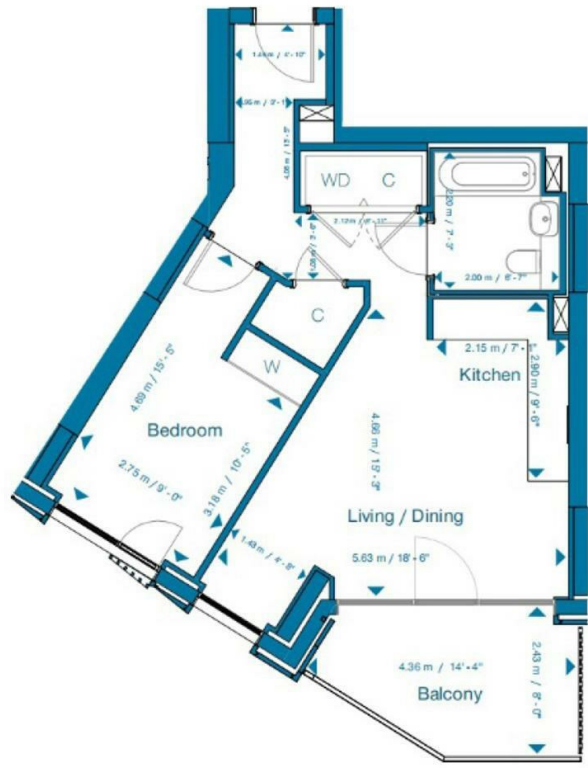
The area around the development is rich in educational resources. Universities like University College London (UCL), the London College of Fashion under the University of the Arts London, and Loughborough University London have all opened new campuses nearby at Here East. It's also not far from Queen Mary University of London, the University of London, the London School of Economics, King's College London, and the University of Greenwich.

The development is located by the River Lea, right next to the park. The public park has over 1.1 acres of green space, offering jogging paths, outdoor fitness equipment, and even ping pong tables for some friendly matches. The park is lined with beautiful trees and picnic tables, so residents can immerse themselves in a vibrant life surrounded by nature. The surrounding areas such as Canary Wharf, Stratford and Greenwich have all formed a sound living and cultural business district.

- 19th Floor
- Residential Lounge
- Canning Town
- Close to Local Shops
- Virtual Viewing Available

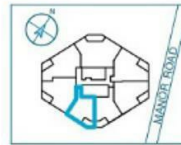
- Concierge Service & 24h Security
- Co-working Space
- Walk to Jubilee Line and DLR
- River Lea
- EPC Rating: B





TOTAL AREA:
51.7 m² / 556.0 ft²

KITCHEN:
2.90 m x 2.15 m
9'-6" x 7'-1"
LIVING/DINING:
5.63 m x 4.86 m
18'-6" x 15'-9"
BEDROOM:
4.89 m x 2.75 m
15'-9" x 9'-0"



W = Wardrobe WD = Washer Dryer C = Cupboard = Brise Soleil



Let **UK** Home

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Paddington
London
W2 6LG

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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