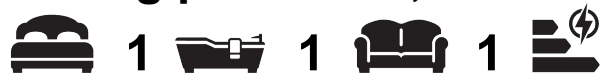




20.04 Apogee House, 1 Eden Place, London, E16 1NY

Asking price £450,000



Situated on a high floor within the sought-after Queens Cross development, this spacious 664 sq ft one-bedroom apartment enjoys uninterrupted east-facing views and an abundance of natural light.

Finished to a high specification throughout, the apartment features a generous open-plan living space, a contemporary kitchen with integrated Siemens appliances, a spacious double bedroom with fitted wardrobes and a stylish bathroom, offering an exceptional home in one of East London's most exciting developments.

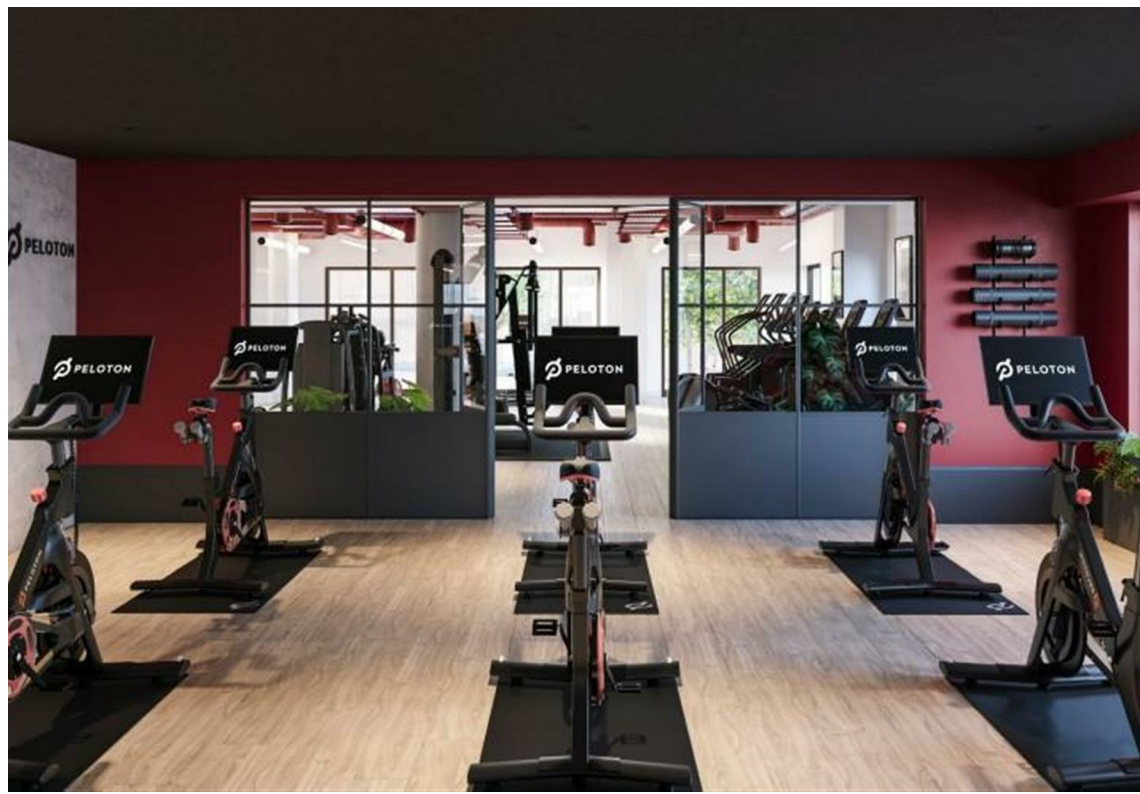
Residents benefit from an outstanding range of facilities, including a 24-hour concierge, 20-metre swimming pool, spa, Peloton-powered gym, residents' lounge, cinema room, rooftop running track and beautifully landscaped gardens.

Ideally located moments from Custom House Elizabeth Line Station, Queens Cross offers exceptional connectivity, with Canary Wharf just 3 minutes and Liverpool Street just 10 minutes away. An outstanding opportunity for both owner-occupiers and investors seeking a premium home in the heart of the Royal Docks.

Leasehold: 199 Years remaining approximately
Ground rent amount: Approx. Peppercorn
Review period: Ask agent
Service charge amount: Approx. £4.48 per sqft
Review period: Ask Agent
Council tax band: TBC - New Build

Electricity supply – Mains | Heating & – Mains
| Water Supply & Sewerage – Mains | Lift
Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Councils Website, Planning & Building Control





No22 CROWN COLLECTION

QUEENS CROSS
ROYAL DOCKS E16

ONE-BEDROOM APARTMENT



D/W: Dishwasher	F/F: Fridge-Freezer	J/D: Juliette doors	U: Utility	W/M: Washing machine	Winter garden
TOTAL AREA	664 sq ft	62 sq m	MASTERPLAN	FLOORPLATE	FLOOR 20
TOTAL INTERNAL AREA	603 sq ft	56 sq m			
WINTER GARDEN AREA	59 sq ft	6 sq m			
KITCHEN	11'3" x 7'2"	3.44 x 2.18 m			
LIVING/DINING	30'3" x 10'3"	6.17 x 3.13 m			
BEDROOM 1	16'6" x 9'7"	5.02 x 2.76 m			

Crafted by
Mount Anvil,
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ExCeL
LONDON

(Queens Cross apartments shown here are for approximate measurements only. Exact layout and size of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 3%. Please note: to increase legibility these plans have been sized to fit this page. As a result, each plan may be at a different scale to others within this brochure.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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