



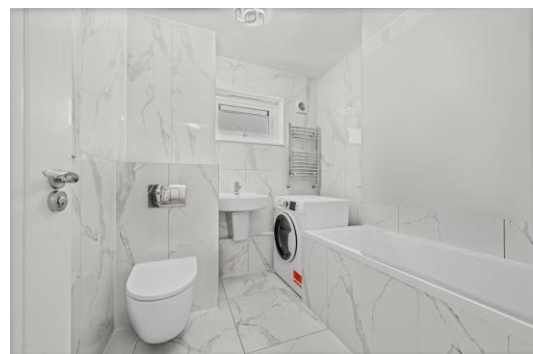
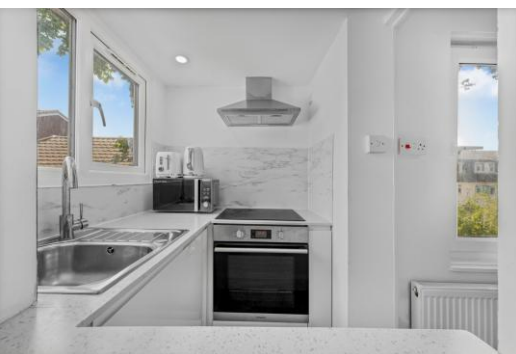
Atkinson Road

London, E16

Asking Price £275,000

A bright and well-presented 2 bed flat, featuring crisp white interiors and a contemporary kitchen, ideally positioned in the heart of Custom House with excellent transport links and local amenities close by.

CHESTERTONS



Atkinson Road

London, E16

- 2 Bedrooms | 1 Bathroom.
- Approx. 562 of Internal Living Space.
- Bright and well-presented, modern touches throughout.
- Convenient Custom House location.
- Prince Regent DLR Station approx. 0.7 km.
- Custom House DLR & Elizabeth line approx. 0.9–1.0 km.
- ExCeL London approx. 1 km.
- Canning Town Underground & DLR approx. 2 km.



This 2-bedroom flat is situated in the established residential area of Custom House, benefiting from a range of local amenities, schools, leisure facilities and excellent transport connections. The property features crisp white walls throughout, creating a bright and clean feel, complemented by modern kitchen countertops that provide a practical and contemporary finish.

Local shops, cafés and everyday amenities are available within approx. 0.2–0.6 km, with Scott Wilkie Primary School around 0.1 km away and Royal Docks Academy approx. 0.5 km. King George V Park and other local recreational facilities are also close by.

Transport links are a key feature, with Prince Regent DLR Station approx. 0.7 km away, Custom House DLR and Elizabeth line station approx. 0.9–1.0 km away, and Canning Town Underground and DLR station around 2 km away. The Elizabeth line provides convenient connections towards Canary Wharf, Liverpool Street and central London, while the DLR links the surrounding Royal Docks with Stratford, Woolwich and wider East London.

Tenure: Leasehold 102 years approx. remaining.

Service Charge: £1,415 pa approx.

Ground Rent: £10 pa.

Local Authority: Newham

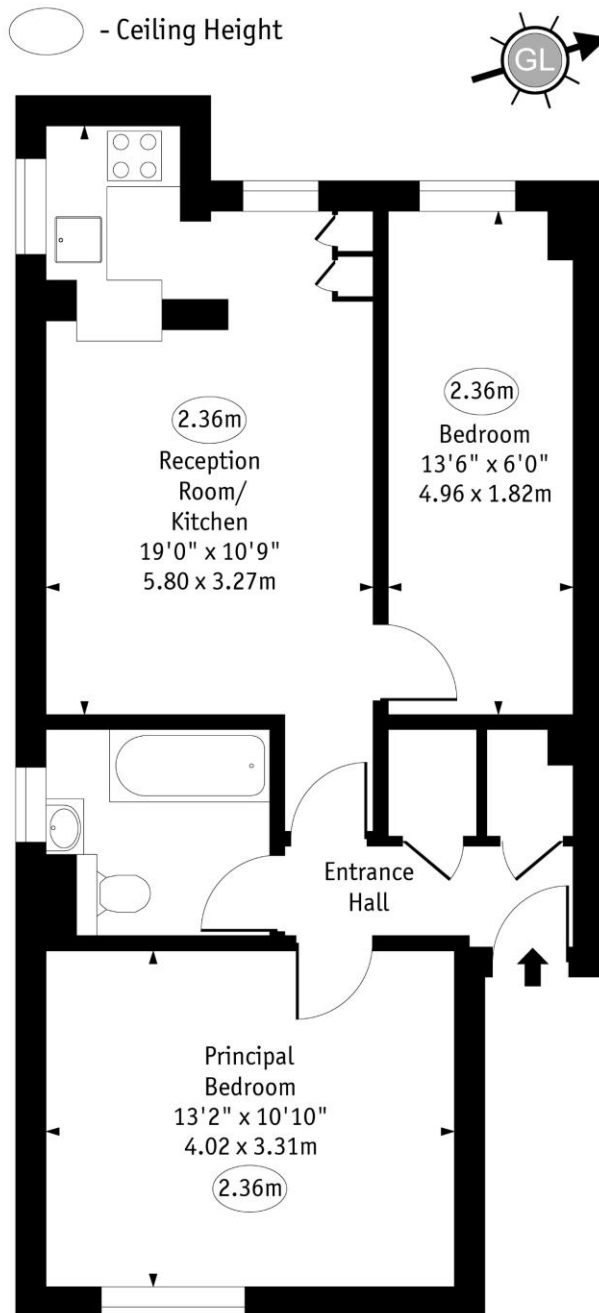
Council Tax Band: B

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

Chestertons Canary Wharf & Greenwich Sales

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Atkinson Road, E16



First Floor

Approx Gross Internal Area 562 Sq Ft - 52.20 Sq M

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. 032651JH

