



Lancaster Hall

4 Wesley Avenue, E16

Asking Price £400,000

A well-presented modern 2-bedroom apartment with an allocated parking space, offering contemporary interiors, integrated kitchen appliances and attractive river views in the sought-after Royal Docks area.

CHESTERTONS



Lancaster Hall

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- 2 Bedrooms | 1 Bathroom.
- Approx, 628 sq. ft of Internal Living Space.
- Air conditioning throughout apartment.
- Allocated underground parking space included with on road parking available too.
- West Silvertown DLR approx. 0.3 km.
- Royal Victoria DLR approx. 0.5 km.
- Excel London approx. 0.3 km.



A well-presented modern 2-bedroom apartment featuring a contemporary finish throughout, complemented by an integrated kitchen with a range of built-in appliances. Large windows provide an abundance of natural light and offer attractive river views.

The apartment provides a comfortable and practical living environment, ideal for modern city living. Residents can also enjoy the surrounding Royal Docks amenities, with waterfront walks, cafés, restaurants and leisure facilities all close by.

Excellent transport links are within easy reach, including West Silvertown and Royal Victoria DLR stations, as well as Custom House with Elizabeth line and DLR services. ExCeL London and the Emirates Royal Docks cable car are also conveniently nearby.

Tenure: Leasehold 168 years approx. remaining.

Service Charge: £3768.08 (Incl. £3,616.11 Service Charge & £151.97 Reserve Fund)

Ground Rent: Peppercorn

Local Authority: Newham

Council Tax Band: C

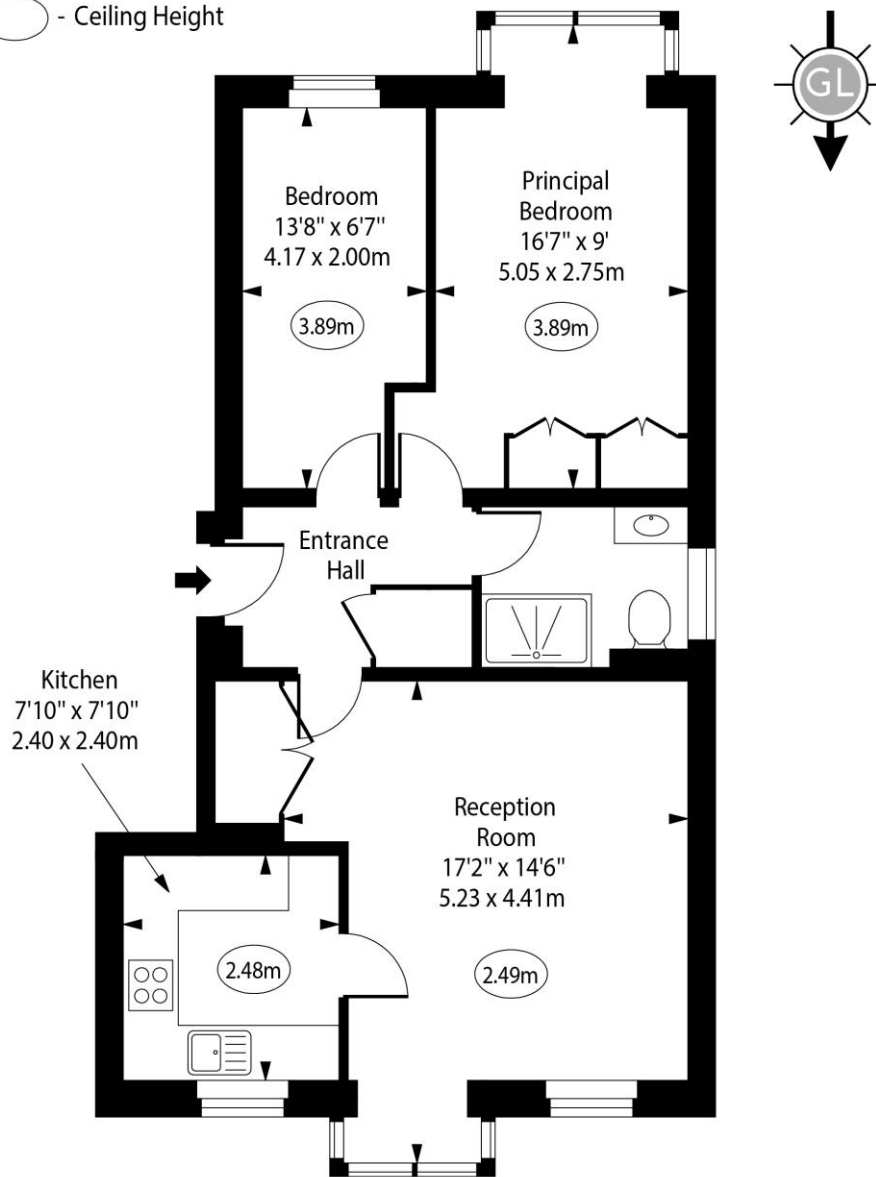
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Lancaster Hall, Wesley Avenue, E16

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 628 Sq Ft - 58.34 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.

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