



1 Magellan Boulevard, London, E16 2FU

£300,000



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Introducing this new waterside flat with balcony views on the lock and just a 5 minutes walk to the Gallions Reach DLR station. This flat showcases convenience, cosiness, and affordability, so is a great choice for first time buyers, commuters or buy to let investors.

Still under warranty and with stylish decor and fittings throughout, this property features a modern open plan lounge-diner and contemporary integrated kitchen, in addition to a large double bedroom. the lounge open onto the balcony with unobstructed views over the water. The new owner will appreciate, also, a long lease and reasonable service charges.

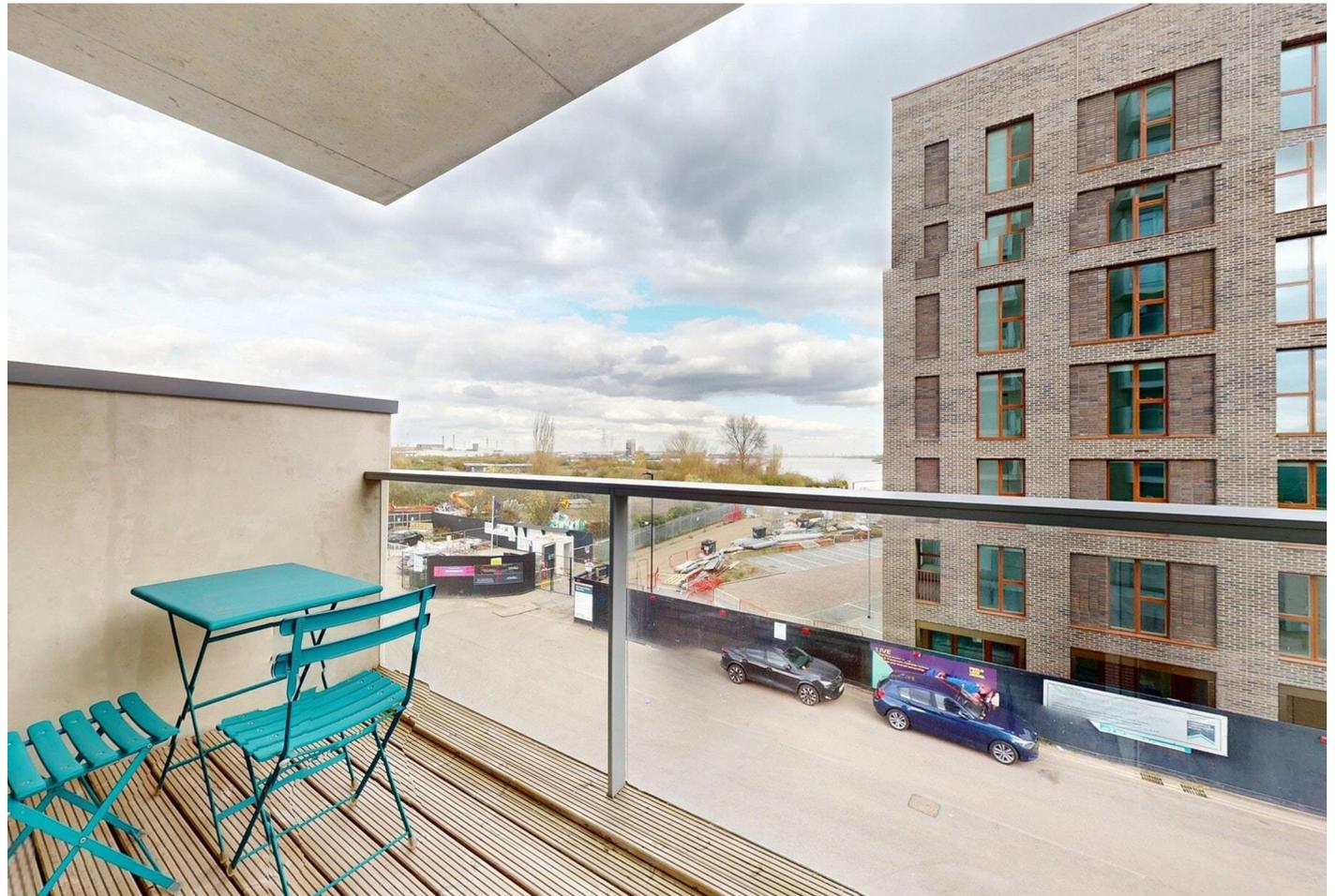
Transport links are exceptional in Gallions Reach. Your DLR Station is five minutes walk from your flat, with fast access to Canary Wharf, The City, and Central London via the Elizabeth Line at Custom House (8 minutes). But no need to go far if you want to stay local. Gallions Reach is a village within the City: outside your door find coffee shops, Yoga, supermarkets, gyms, and other stuff to do!

Please call Barrain London to arrange a viewing.

## Key Features

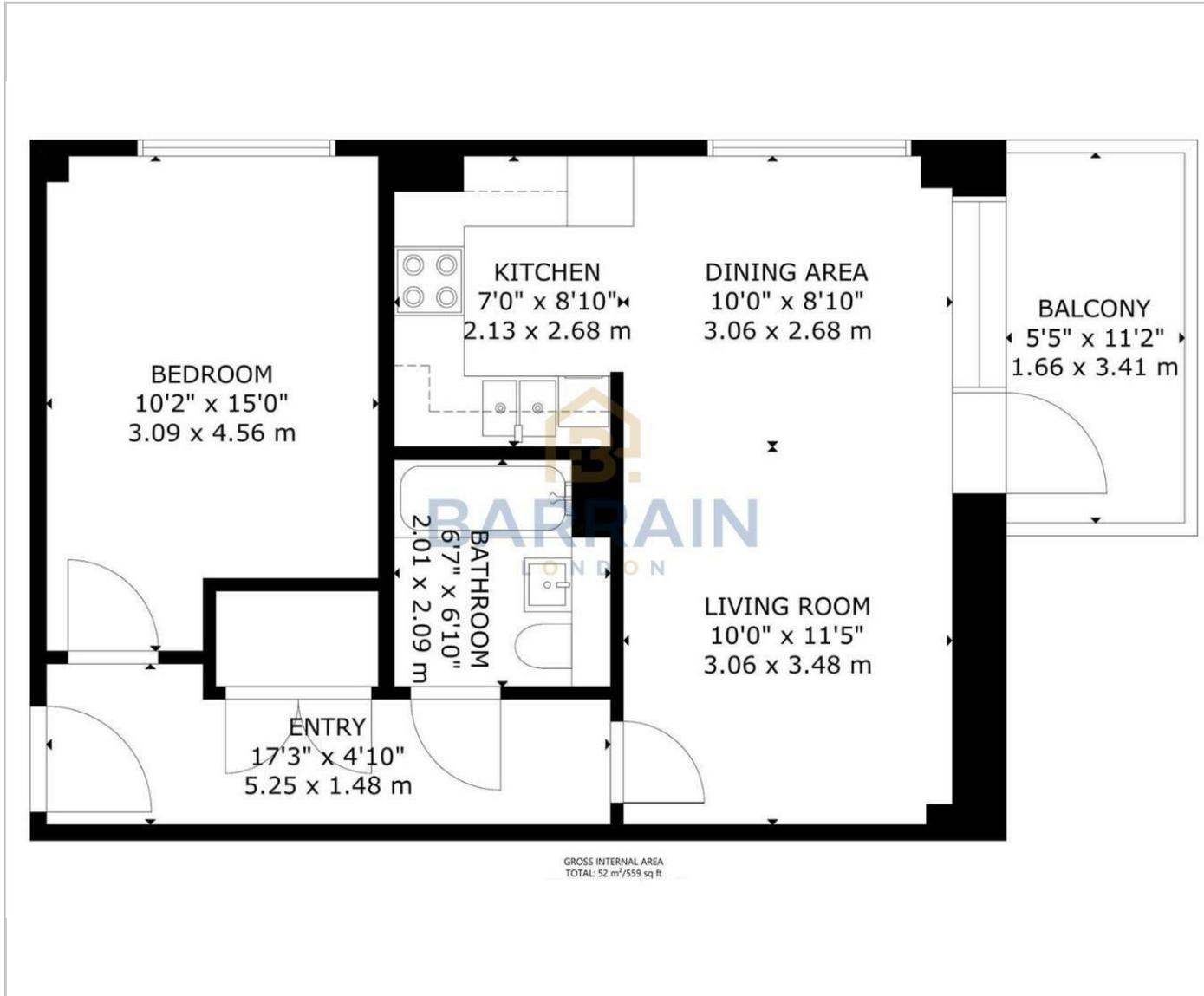
- Modern, spacious 1 bedroom apartment with balcony (still in warranty)
- Gallions Reach DLR just around the corner
- Fast times via Elizabeth Line at Custom House (8 minutes) to all points in greater London
- Waterside with balcony view of the lock
- Great lease and very reasonable service charges
- Neighbourhood amenities include gyms, restaurants and cafes
- Asda, Sainsburys, and Tesco Extra nearby, & Co-op on the ground floor

## Situation

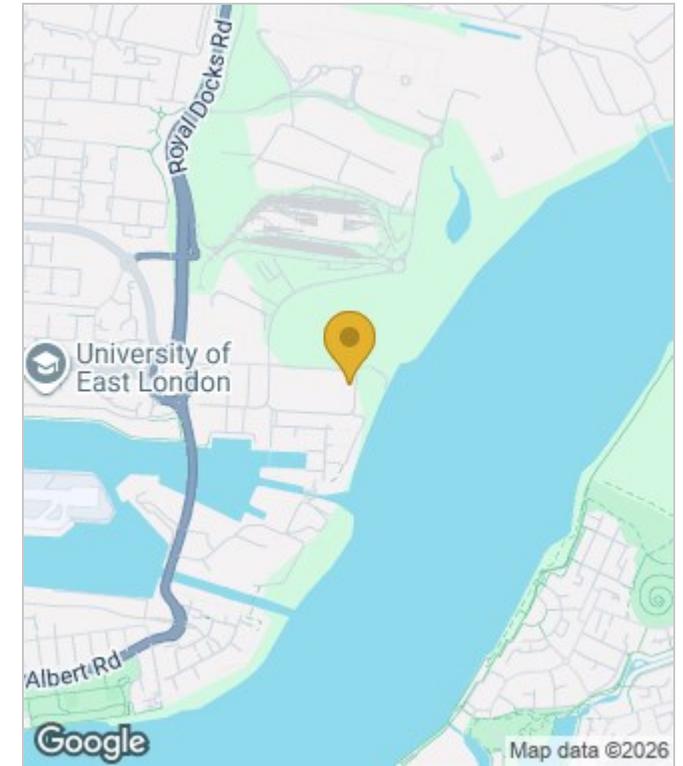


Council Tax Band: C

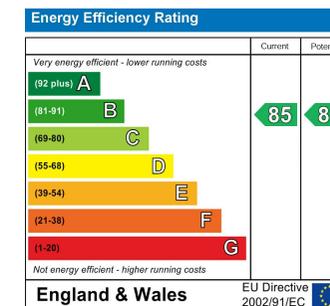
## Floor Plans



## Area Map



## Energy Performance Graph



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