



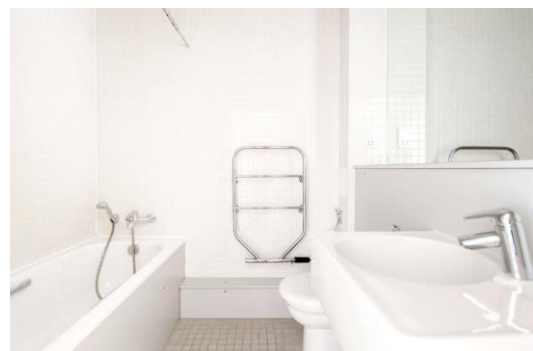
The Reflection

2 Woolwich Manor Way, E16

Asking Price £400,000

Bright two-bedroom apartment with river views, a private balcony, and over 900 sq. ft of living space. Includes two bathrooms, modern kitchen, open plan living, and dining area. Close to Royal Victoria Gardens and DLR.

CHESTERTONS



The Reflection

2 Woolwich Manor Way, E16

- Modern 2-Bedroom apartment
- Spacious Reception Room
- 928 sq. ft of internal space
- Private balcony
- Ideally located to Royal Victoria Gardens
- Private Parking included



This is a fantastic two-bedroom apartment boasting over 900 square feet internal living space, with floor to ceiling windows throughout and a private balcony facing the River Thames, south facing and bursting with natural light throughout the day.

Comprising of two double bedrooms, two bathrooms, integrated modern kitchen, massive open-plan reception and separate dining room. It is located on the backdrop of Royal Victoria Gardens, within less than a 110-minutewalk to the nearest DLR station and only a 225-minute commute of Canary Wharf. Also has the added bonus of a secure parking space!

Enjoy the lovely views of the River Thames from your private balcony and spacious living areas. The serene riverside setting provides a stunning backdrop, creating a peaceful and inspiring atmosphere. Whether watching the gentle flow of the water, admiring the city skyline, or soaking in spectacular sunsets, these views truly elevate everyday living.

Tenure: Leasehold 100 years approx. remaining

Service Charge: £6,193 pa approx.

Ground Rent: £530 pa

Local Authority: Newham

Council Tax Band: E

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

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

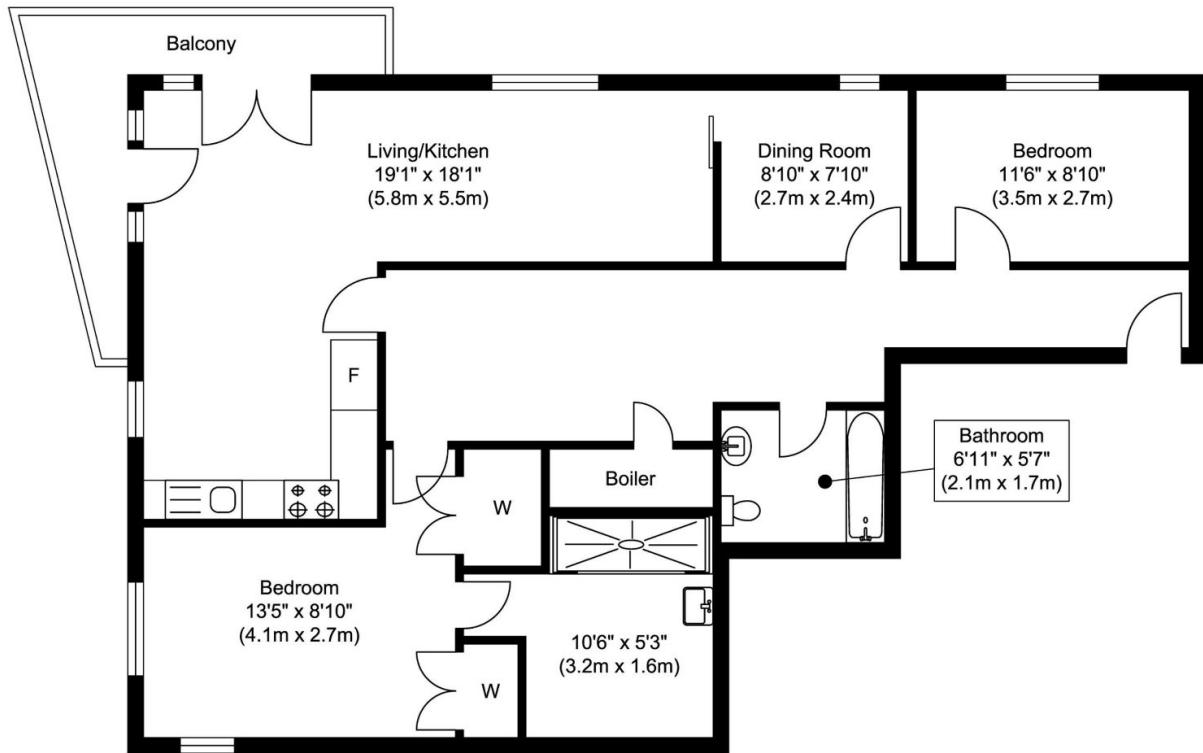
London

E14 9GE

canarywharf@chestertons.co.uk

020 7510 8300

chestertons.co.uk



Approximate Floor Area
928.06 sq. ft.
(82.22 sq. m)

Reflection

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
www.virtual360.net

