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## Barrier Point Road, Royal Docks

An impressive one bedroom eighth floor south-facing apartment commanding spectacular Thames and City views. The spacious accommodation comprises; large balcony, double bedroom with fitted furniture, bathroom and separate kitchen with integrated appliances. The property is to include access to a resident's gymnasium, concierge service and a secure allocated underground parking space. Conveniently located nearby to Pontoon Dock DLR Station. The property is available immediately (subject to contract & satisfactory references), on an unfurnished basis. EPC C.

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£1,900.00 pcm

Council Tax Band E



**Entrance Hall**  
Wood effect laminate flooring, storage cupboards.

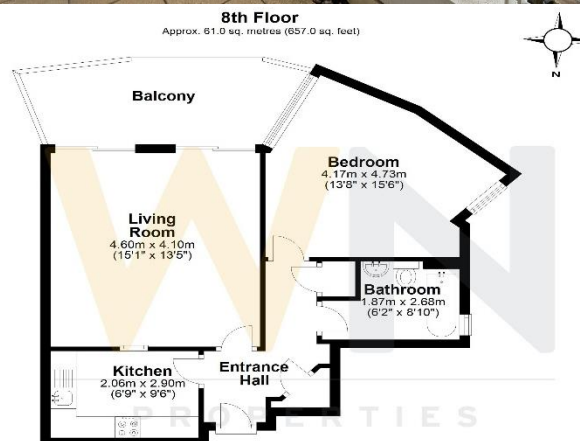
**Kitchen**  
9' 6" x 6' 9" (2.89m x 2.06m)  
Tiled flooring, granite worktop, freestanding washer dryer, built in dishwasher and fridge freezer, electric ceramic hob with extractor over, and electric oven.

**Living Room**  
15' 1" x 13' 5" (4.59m x 4.09m)  
Wood effect laminate flooring, double glazed balcony doors with blinds, lead to:

**Balcony**  
Patio slabs, outside lighting.

**Bedroom**  
15' 6" x 13' 8" (4.72m x 4.16m)  
Fitted carpet, fitted wardrobe, double glazed window and balcony door with blinds.

**Bathroom**  
8' 10" x 6' 2" (2.69m x 1.88m)  
White suite comprising; bath with panel & overhead shower, concealed WC, vanity unit with wash hand basin. Heated towel rail, tiled floor with part tiled walls.



## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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