



Living  
made  
better

## The Grainstore

Royal Victoria Dock, E16 1BA



Asking Price £290,000

# The Grainstore, Royal Victoria Dock, E16 1BA

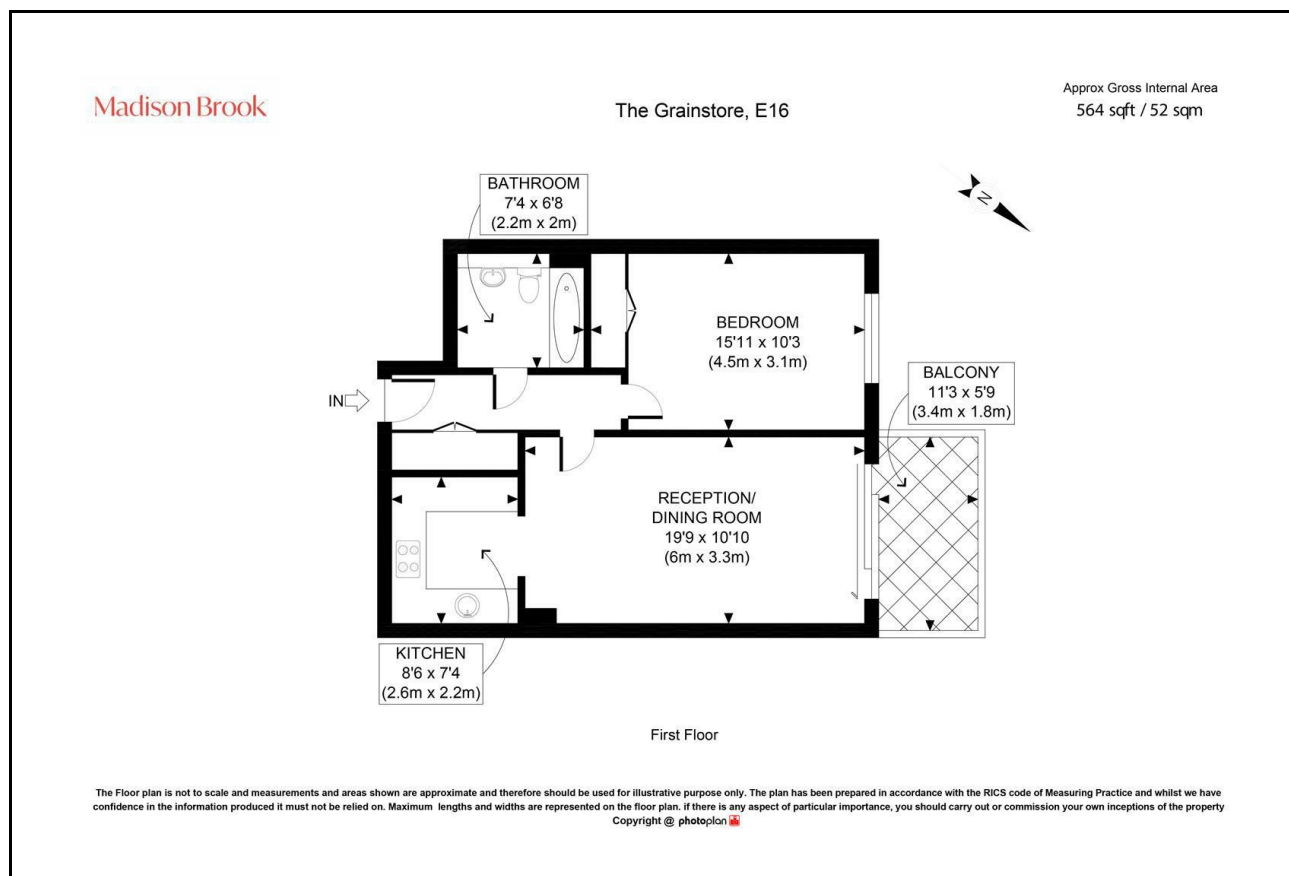
Madison Brook

## Property Summary

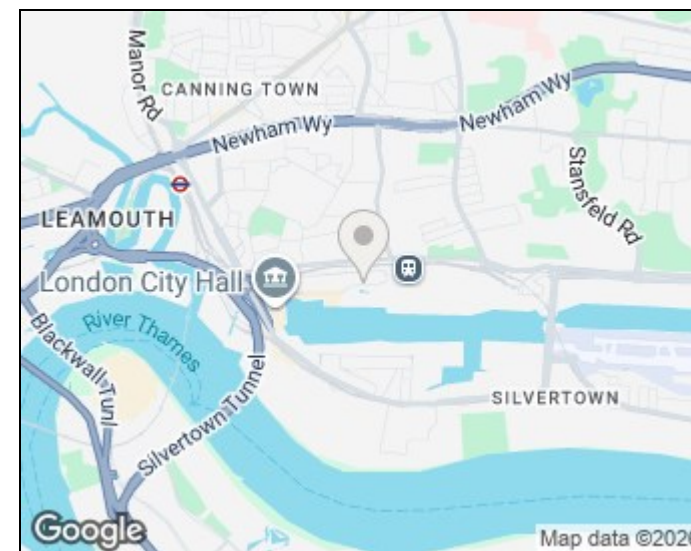
A well-presented one-bedroom apartment set on the first floor of a warehouse conversion in The Grainstore. The property offers approximately 564 sq.ft. of internal space and features a spacious reception and dining room with access to a private balcony overlooking the internal courtyard. The separate kitchen is practical and well arranged, while the double bedroom is generously sized. The bathroom is modern and finished to a neutral standard. Additional benefits include ample storage, onsite concierge and the property being offered chain free. Ideally located close to the Elizabeth Line.

Service charge: £2,551 pa | Ground rent: £700 pa | Lease: 174 years remaining

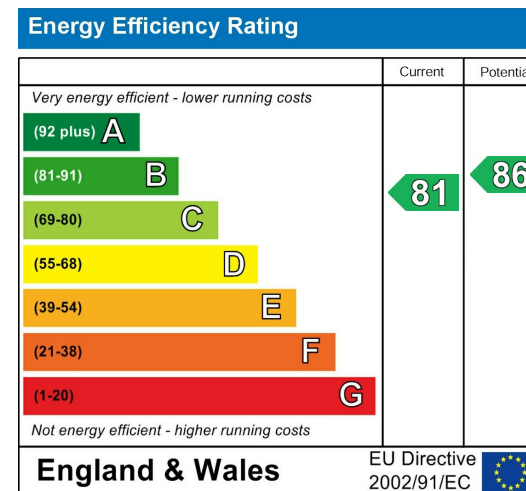
## Floorplan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit B 20 Western Gateway, Royal Victoria  
Dock, London, E16 1BS  
Tel: 020 3946 6000 Email:  
docklands@madisonbrook.com  
<https://madisonbrook.com/>