



Grimsby Grove, London, E16 2RJ

Guide Price £275,000





# Grimsby Grove

London, E16 2RJ

- EPC RATING 76C
- ONE BEDROOM FLAT
- SEPARATE KITCHEN
- CLOSE PROXIMITY TO CUSTOM HOUSE DLR
- IMMACULATELY PRESENTED
- ONE PERMITTED PARKING SPACE
- AVAILABLE FROM 1st JUNE 2025
- CALL NOW TO VIEW

Sandra Davidson Estate Agents are pleased to offer a one bedroom flat in a very popular block within the Galleon's Point Development,

The apartment benefits from wood flooring throughout and has a newly installed bathroom suite and a modern kitchen with appliances. The spacious living room is flooded with natural light and a great entertaining space. Permit parking is offered and a fantastic location right next to the River Thames with lovely riverside walks.

Grimsby Grove forms part of the popular Galleon's Point development that is nestled between Albert Dock and the River Thames. There is easy access to a wide range of local amenities including, Gallion's Reach for local shopping and the large Tesco, Sainsburys and Asda, whilst there is also the choice of two local DLR stations.

Residents enjoy lovely riverside walks and have the huge benefit of nearby green spaces of Royal Victoria Gardens. Transport links are fantastic with King George V and Galleons Reach DLR stations located within a 10 minute walk. Local bus routes can easily be accessed from the bus stops just outside the development.



## ENTRANCE

## LOUNGE

18'3" x 10'9" (5.55m x 3.28m)

## KITCHEN

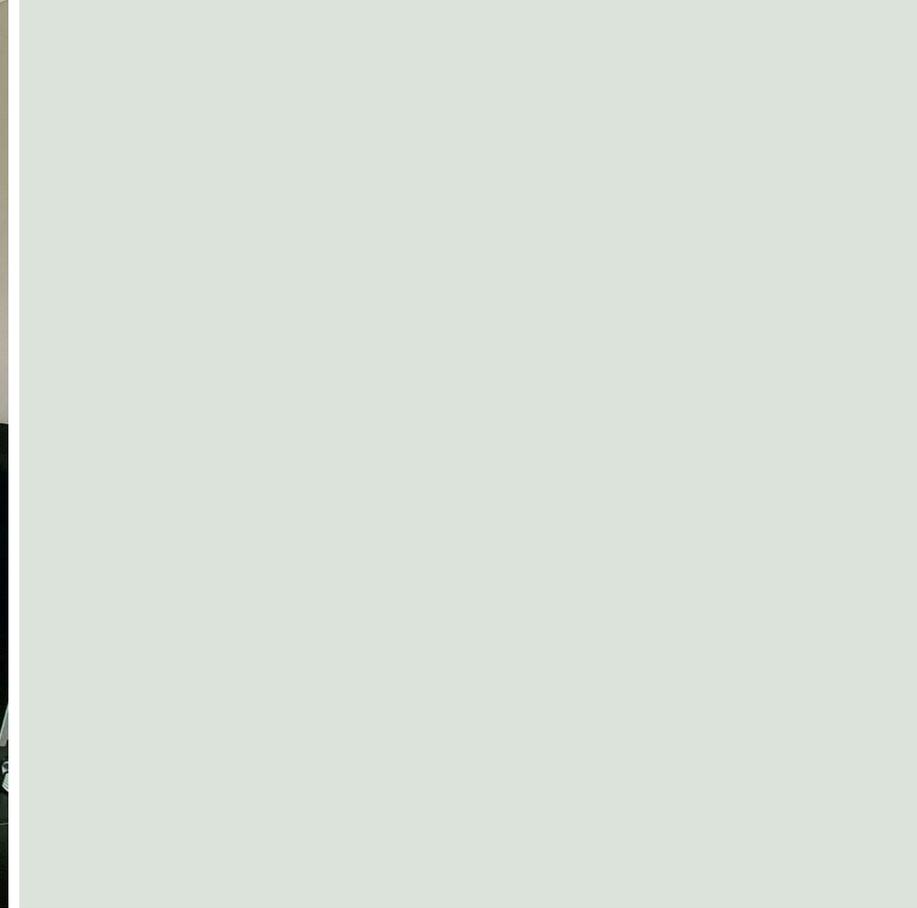
6'7" x 9'10" (2.00m x 3.00m)

## BEDROOM ONE

14'7" x 9'10" (4.45m x 3.00m)

## SHOWER ROOM



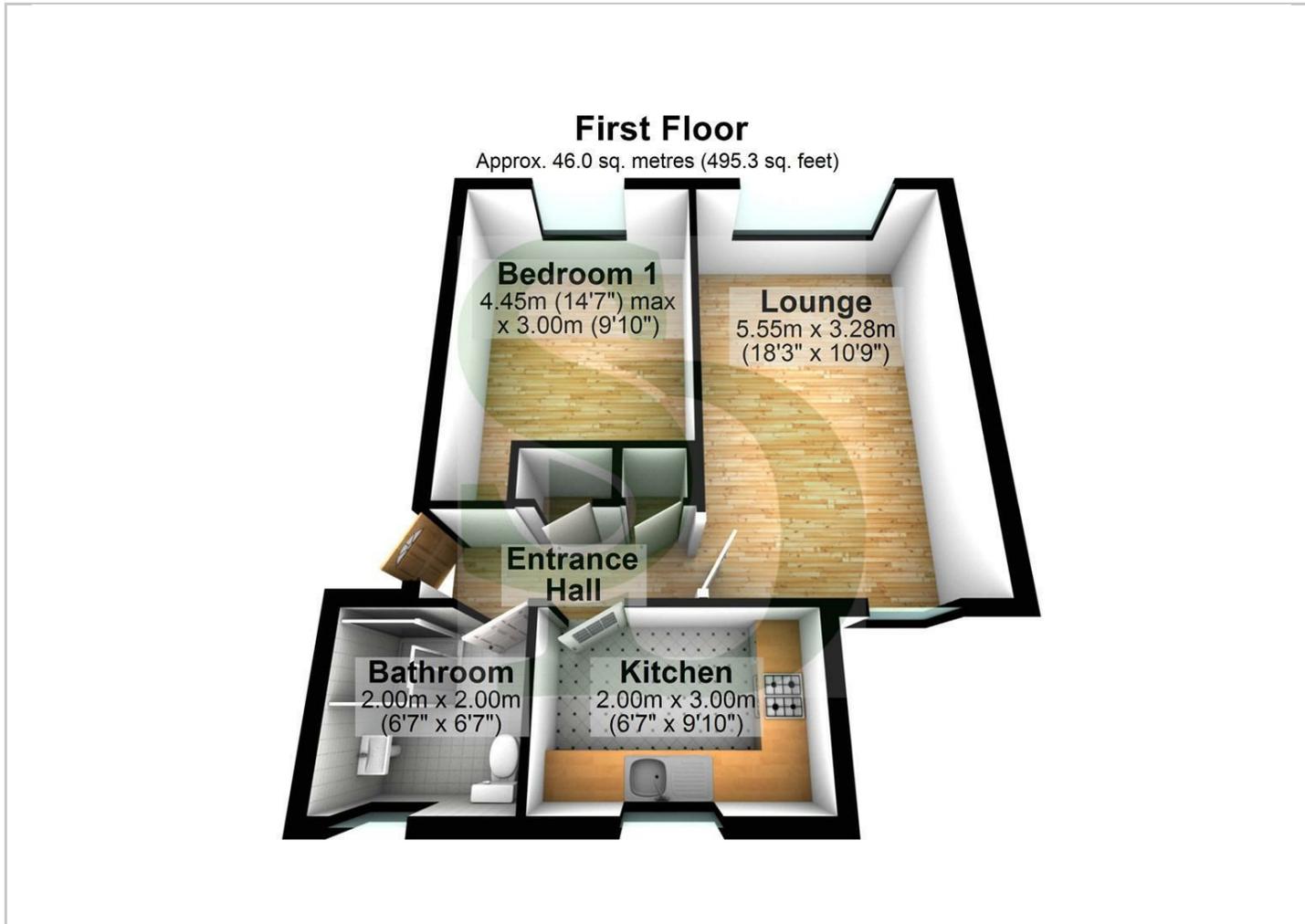


Directions





## Floor Plans



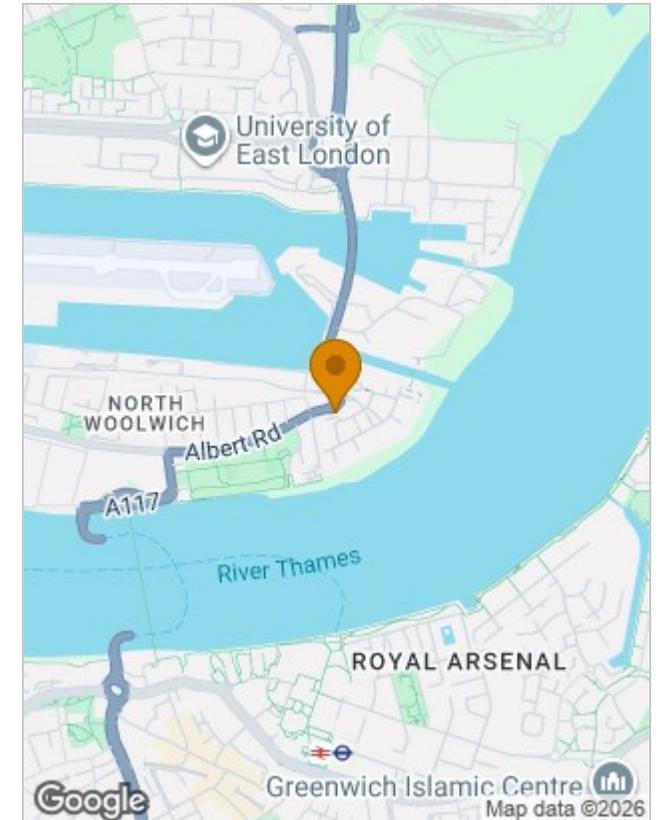
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	