



# Gallions Road

London, E16

Asking Price £650,000

A stunning three-storey, three-bedroom, two-bathroom maisonette, complemented by an additional toilet, excellent storage throughout, and a spacious private balcony that enjoys plenty of excellent natural light.

**CHESTERTONS**



# Gallions Road

## London, E16

- 3 Bedrooms | 2 Bathrooms Maisonette.
- Approx. 1288 sq. ft of Internal Living Space.
- Private Balcony.
- Modern finish throughout.
- Spacious with excellent natural light.
- Co-op Food supermarket approx. 150 metres.
- Gallions Reach DLR Station approx. 250 metres.
- London City Airport approx. 1.8 km.
- Lovely communal gardens outside.



A beautifully presented three-bedroom, two-bathroom apartment, offering generous living space, stylish interiors and a fantastic location in the heart of the Royal Docks. Designed for modern lifestyles, the property features a bright and spacious open-plan living area that seamlessly connects to a private balcony, creating the perfect space to relax or entertain.

The contemporary kitchen is finished to a high specification, showcasing sleek, high-gloss cabinetry and glossy worktops, complemented by modern studio-style feature lighting that enhances both style and functionality. The spacious layout provides ample room for dining and socialising, while large windows allow natural light to flood the living space.

The apartment offers three well-proportioned bedrooms, including a generous principal bedroom, alongside two modern bathrooms, finished with quality fixtures and elegant contemporary fittings. Residents benefit from attractive landscaped communal gardens, offering a tranquil setting to relax and unwind.

**Tenure:** Leasehold

**Service Charge:** £1,628 pa. approx.

**Ground Rent:** Peppercorn

**Local Authority:** Newham

**Council Tax Band:** F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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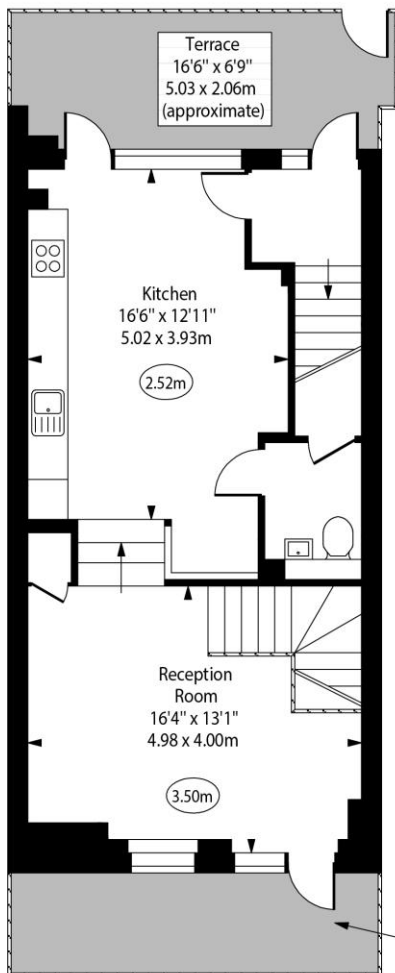
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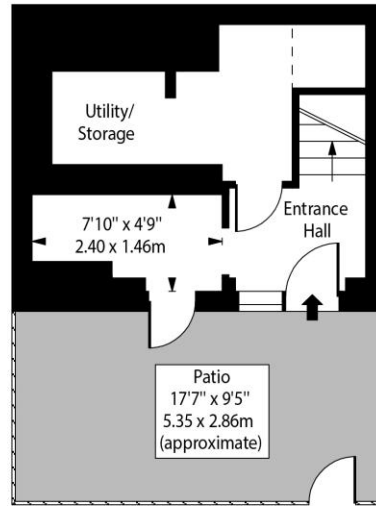
Gallions Road, E16



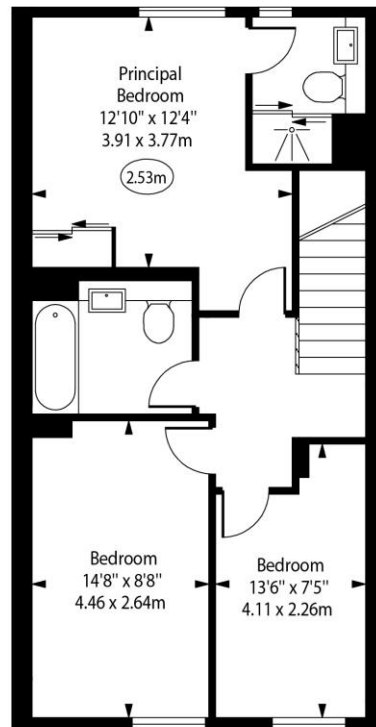
○ - Ceiling Height



First Floor



Ground Floor



Second Floor

Approx Gross Internal Area

1288 Sq Ft - 119.66 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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