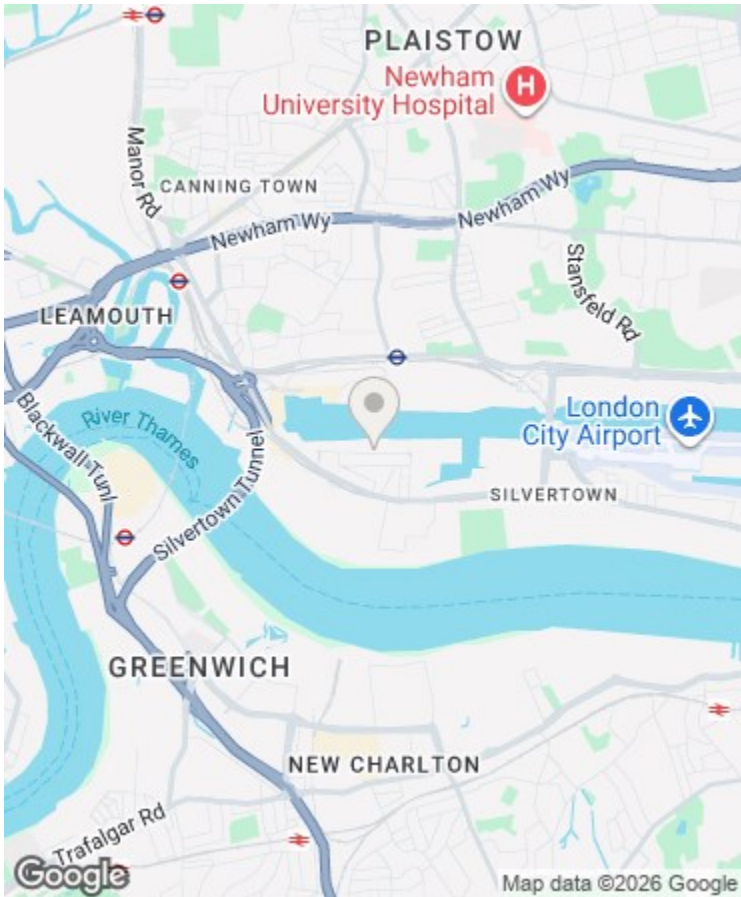




Directions

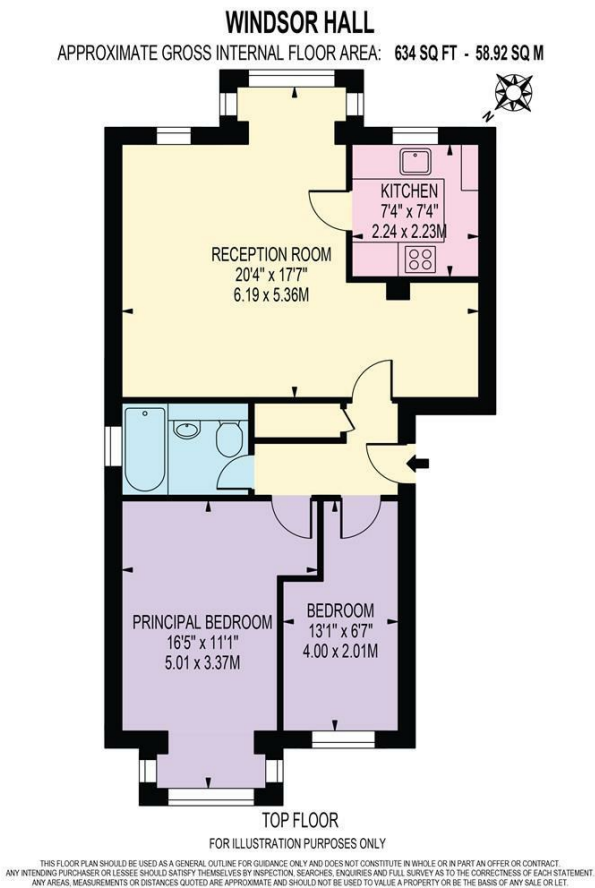
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

B

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



Flat 31, 13 Wesley Avenue, London, E16 1SZ

Guide Price £375,000

- Top floor apartment
- Long lease
- Separate fitted kitchen
- Useful hallway storage
- Close to Royal Docks
- Two bedrooms
- Bright reception room
- Well-presented bathroom
- Sought-after E16 location
- Prince Regent DLR nearby

13 Wesley Avenue, London E16 1SZ

Top floor two-bedroom apartment in Windsor Hall, Wesley Avenue, E16, offering a bright reception room, separate kitchen, bathroom and useful storage. Well positioned for the Royal Docks, ExCeL London, Thames Barrier Park and local amenities, with excellent transport links via Prince Regent DLR and Custom House for the Elizabeth line.



Council Tax Band: C



A beautifully presented top floor apartment set within Windsor Hall on Wesley Avenue, E16, offering bright, well-proportioned accommodation in a convenient Royal Docks location.

The property features a generous reception room with excellent natural light, a separate fitted kitchen, two bedrooms, a bathroom, and a practical entrance hall with useful storage. Its top floor position gives the apartment a sense of privacy and calm, making it an ideal home for professionals, first-time buyers or investors seeking a well-connected East London address.

Windsor Hall is well placed with local amenities, waterside walks, ExCeL London, Royal Victoria Dock and Thames Barrier Park all within easy reach. The area offers a strong mix of green space, waterfront leisure, cafés, restaurants and cultural destinations. Thames Barrier Park is a notable nearby riverside green space with play areas, wildlife, a basketball court, visitor pavilion and coffee shop.

Transport links are excellent, with West Silvertown DLR close by and Custom House providing both DLR and Elizabeth line services. Custom House offers fast connections including Canary Wharf and the West End, with Royal Docks travel information listing Custom House to Canary Wharf at around 4 minutes and Custom House to Bond Street at around 20 minutes on the Elizabeth line.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.