



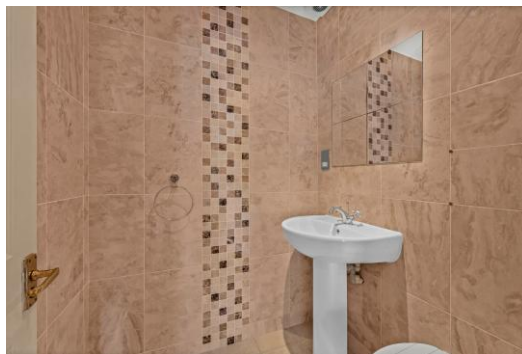
Fishguard Way

London, E16

Asking Price £250,000

Situated within the popular Royal Docks area, this well-presented one-bedroom apartment offers contemporary living with excellent connectivity and riverside surroundings.

CHESTERTONS



Fishguard Way

London, E16

- 1 Bedroom | 2 Bathrooms
- Bedroom with an ensuite and a separate bathroom.
- Approx. 583 sq. ft of Internal living space.
- Private balcony.
- Contemporary fitted kitchen and open-plan living area.
- Secure residential development.
- Walking distance to King George V & Gallions Reach DLR stations
- Excellent links to Canary Wharf, Stratford, Bank and London City Airport.



A lovely presented 1-bedroom apartment with a bright and spacious open-plan living area enhanced by studio lights. Large doors open onto a private balcony, providing an inviting outdoor space to enjoy morning coffee or unwind at the end of the day.

The modern kitchen is thoughtfully designed with ample storage and workspace, while the generous double bedroom offers a calm and comfortable retreat with an ensuite included. A contemporary family bathroom completes the accommodation, and the development benefits from secure entry and well-maintained communal areas.

Fishguard Way enjoys an enviable location within the Royal Docks, surrounded by riverside walks, open green spaces and an excellent selection of everyday amenities. Royal Victoria Gardens, Gallions Reach Shopping Park, local cafés, restaurants and supermarkets are all within easy reach, while London City Airport is conveniently close for domestic and international travel. The area also offers well-regarded primary and secondary schools nearby, adding to the property's broad appeal. The apartment is exceptionally well connected, with King George V and Gallions Reach DLR stations both within walking distance, providing direct links to Canary Wharf, Stratford and Bank. Nearby bus services, together with easy access to the A13, A406 and M11, make commuting across London straightforward, while the nearby Woolwich Foot Tunnel and Woolwich Ferry provide additional transport options across the River Thames.

Tenure: Leasehold 972 years approx. remaining.

Service Charge: £2,971 pa approx.

Ground Rent: Peppercorn

Local Authority: Newham

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	85 B	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

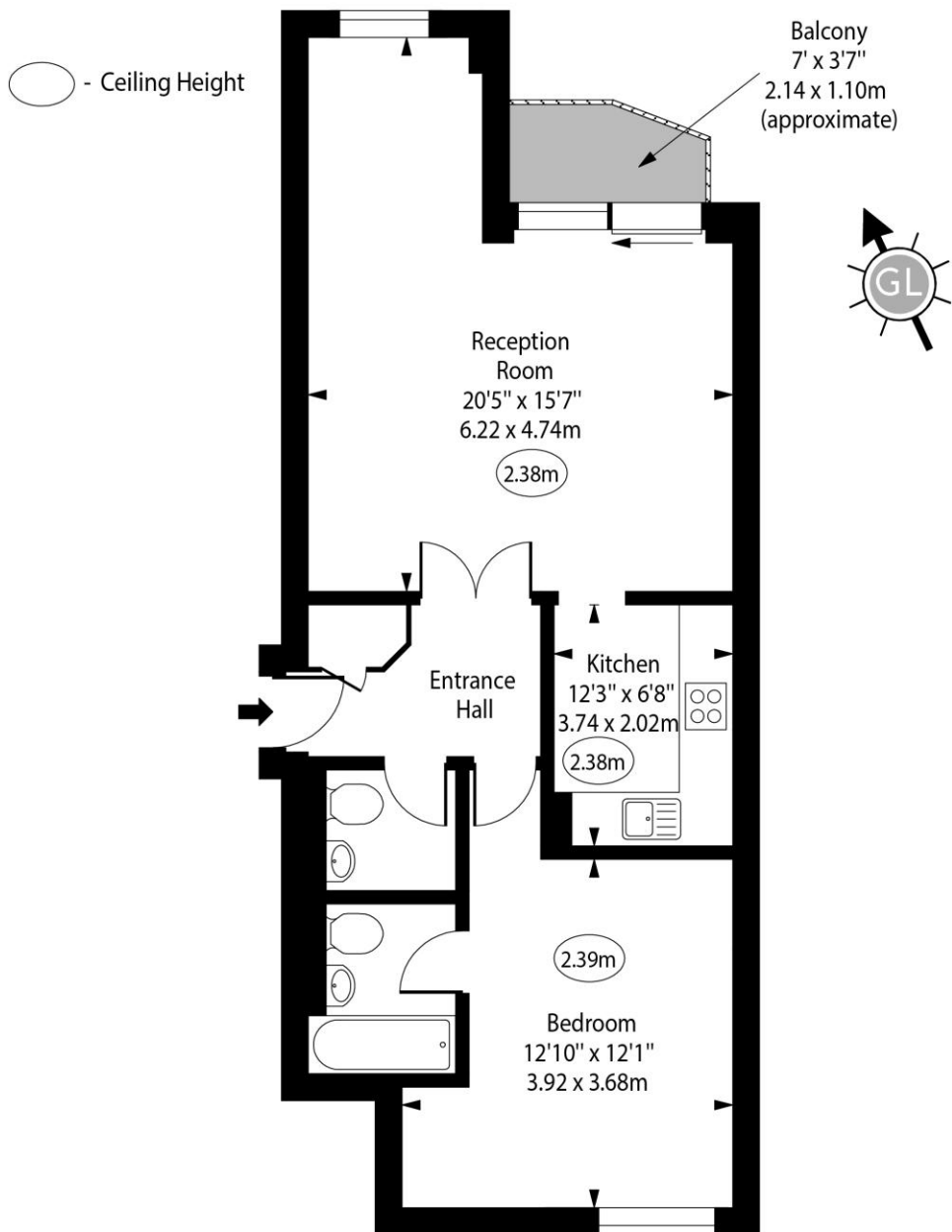
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Fishguard Way, E16



Third Floor

Approx Gross Internal Area

583 Sq Ft - 54.16 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.

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