



The Galley

3 Basin Approach, E16

Offers in Excess of £400,000

A beautifully presented 2-bedroom, chain-free apartment located in the sought-after Royal Docks area, offering contemporary living with premium finishes throughout.

CHESTERTONS



The Galley

3 Basin Approach, E16

- 2 Bedrooms | 2 Bathrooms
- Offered Chain free
- Integrated cooker & dishwasher
- Fitted blinds
- Air conditioning & Underfloor heating
- 24/7 concierge service
- Allocated underground parking space



A beautifully presented, chain-free apartment located in the sought-after Royal Docks area, offering contemporary living with premium finishes throughout.

This stylish home has been thoughtfully upgraded, featuring brand new flooring and elegant tiled finishes in the bathroom, creating a sleek and modern feel. The open-plan living area is enhanced by bespoke studio lighting, providing a warm and versatile space perfect for both relaxing and entertaining.

The fully fitted kitchen comes complete with high-quality integrated appliances, including a cooker and dishwasher, delivering both convenience and a clean, streamlined design. Additional benefits include fitted blinds, air conditioning, and underfloor heating, ensuring comfort all year round.

Residents of The Galley enjoy the added luxury of a 24/7 concierge service, offering both security and convenience. The property also includes a highly desirable allocated underground parking space. It is ideally located just moments from the DLR, with three grocery shops within a 3-minute walk (including two Co-op stores), as well as a large Tesco and shopping centre nearby, all easily accessible via convenient bus connections.

Tenure: Leasehold 177 years approx. remaining.

Service Charge: £4,304 pa approx.

Ground Rent: £813 pa

Local Authority: Newham

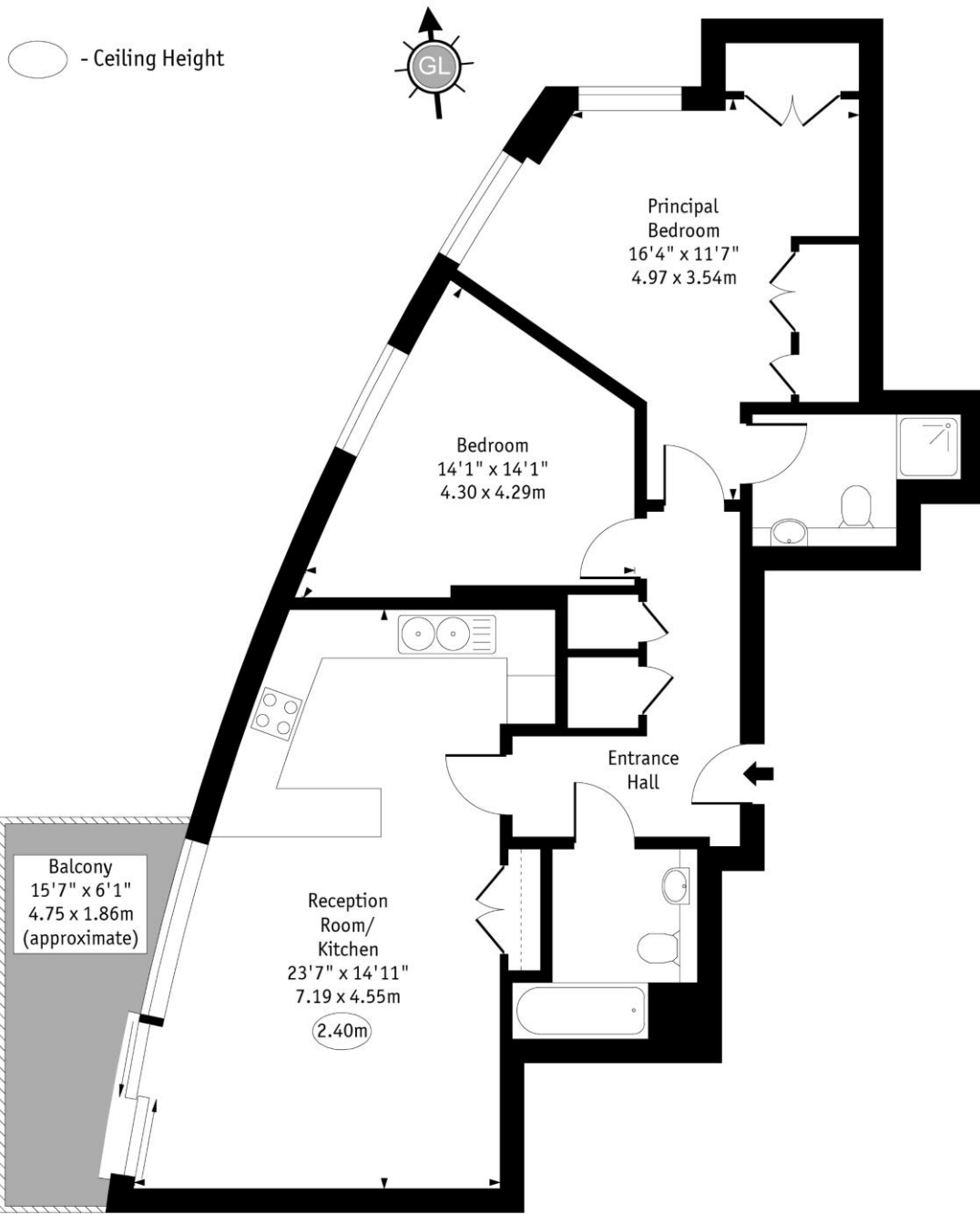
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

The Galley,
Basin Approach, E16



Sixth Floor

Approx Gross Internal Area 833 Sq Ft - 77.38 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
Ref. No. 030953DH

