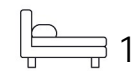




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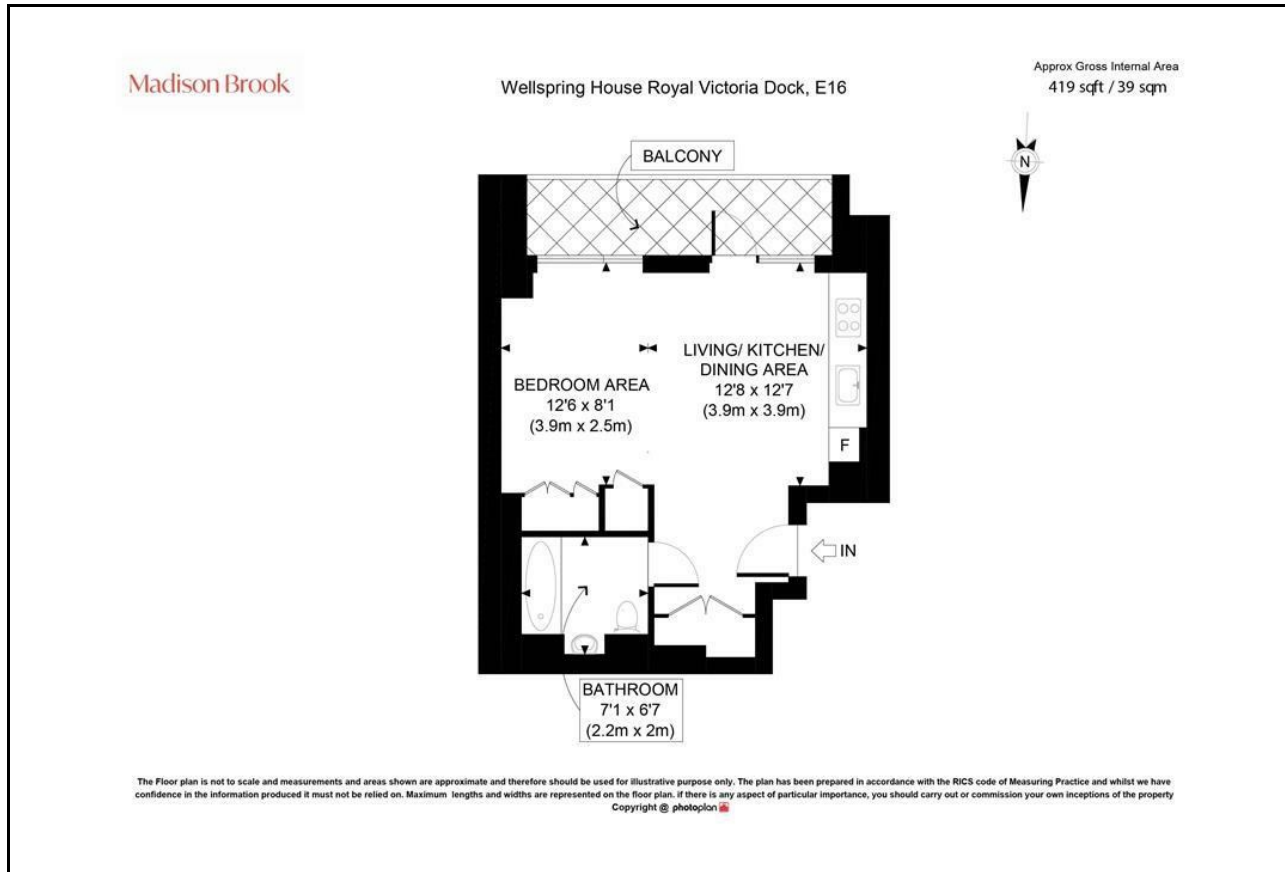
# Wellspring House, Royal Victoria Dock, E16 1EY

Madison Brook

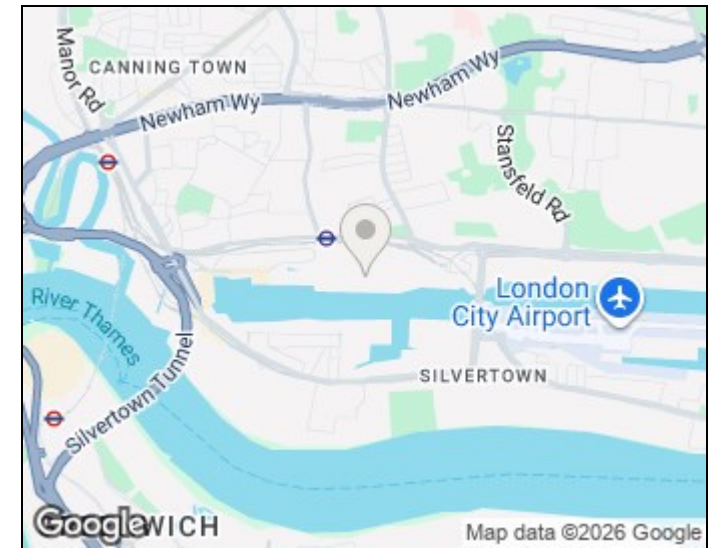
## Property Summary

Situated on the top floor of Wellspring House, within the popular Royal Eden Docks development at Royal Victoria, this stylish studio apartment offers bright and modern accommodation throughout. The property features an open-plan living, kitchen and dining area with direct access to a large, south-facing private balcony. The bedroom area is well proportioned and benefits from ample built-in storage, while the modern bathroom is finished to a high standard. Residents enjoy access to a range of premium facilities including a 24-hour concierge service, fully equipped gymnasium, swimming pool, sauna, rooftop running track, cinema room, communal gardens and on-site Peloton studio. Ideally located close to local cafes, restaurants, convenience stores and excellent transport links via the Custom House Elizabeth Line.

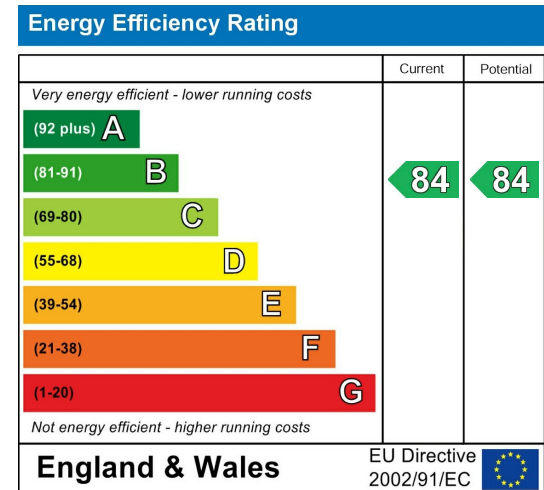
## Floorplan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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