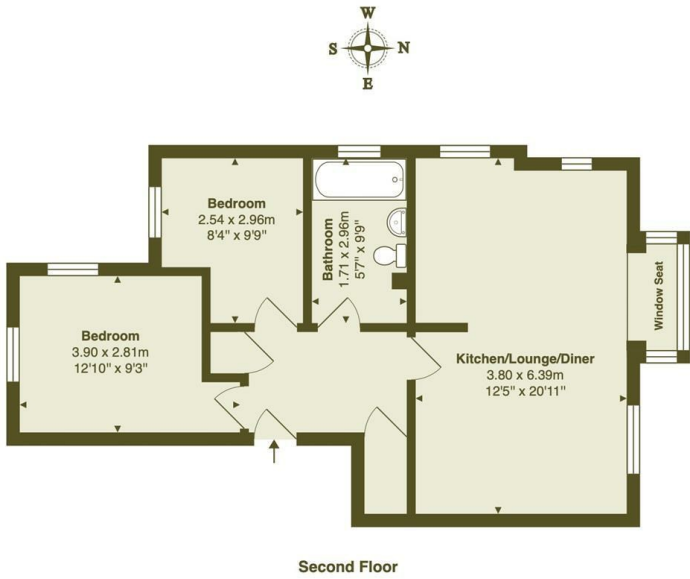




Kitchen/Lounge/Diner
12'5" x 20'11"

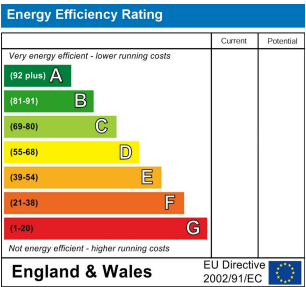
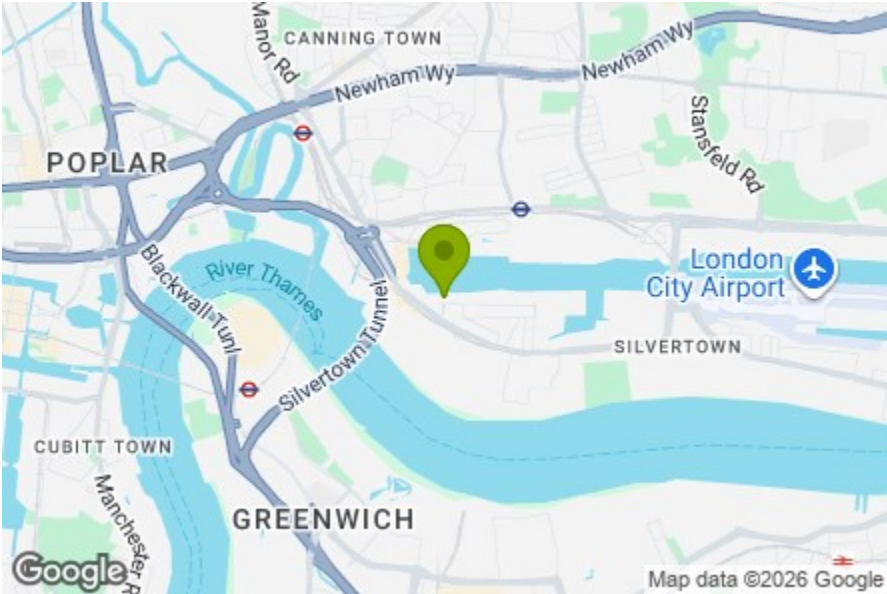
Bathroom
5'7" x 9'8"

Bedroom
8'3" x 9'8"

Bedroom
12'9" x 9'2"

Total Area: 56.5 m² ... 608 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



PEPYS CRESCENT, SILVERTOWN

Offers In Excess Of £395,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Second Floor
- Views Overlooking The Royal Docks
- Designated Underground Parking
- Clean And Contemporary Finish
- Close to West Silvertown Station
- Open Plan Living/ Entertaining Space
- Long Lease

A clean and contemporary two-bedroom apartment on the second floor in Silvertown, with wide views across the Royal Docks and a bright open-plan living space at its heart. West Silvertown DLR is close by, while the waterside setting puts plenty of the Royal Docks within easy reach.

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0203 369 1818

E8, E9, E5, N16, E3 & E2
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0208 520 3077

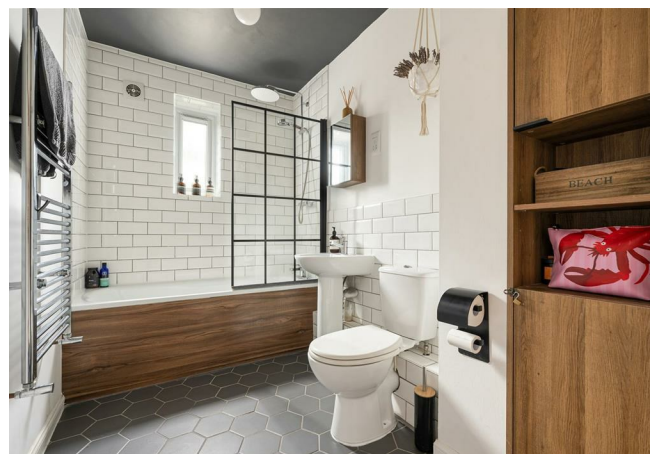
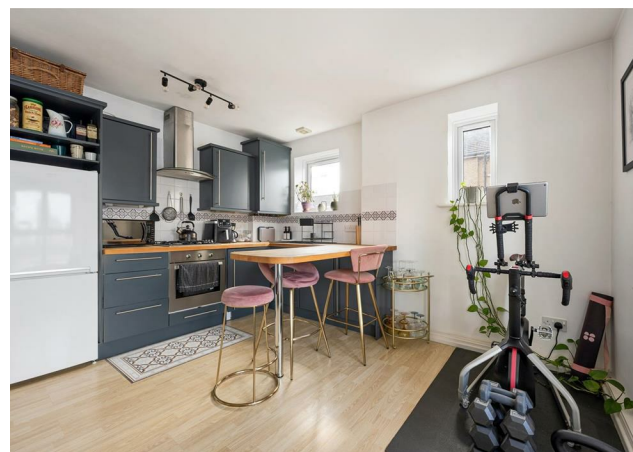
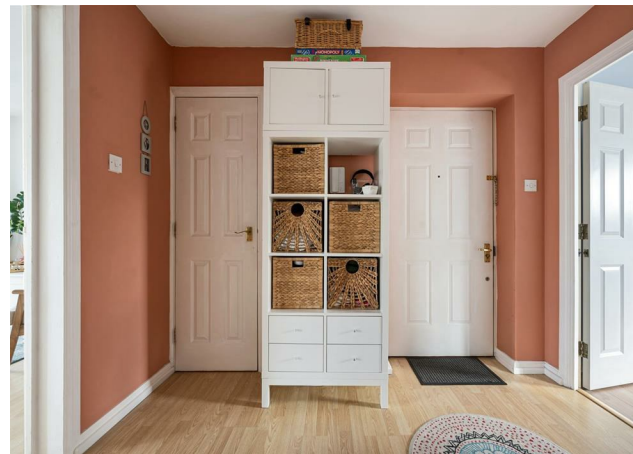
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IF YOU LIVED HERE...

The entrance hall leads through to the open-plan kitchen, lounge and dining room, a generous space designed equally well for relaxed evenings and having people over. The kitchen is arranged to one end, with deep blue-grey cabinetry, timber-effect worktops and a breakfast bar providing a natural spot for casual dining. At the other end, built-in shelving and cupboards bring useful storage to the living area, while the window seat makes the most of those impressive views across the water. The neutral finish and light flooring keep everything feeling bright and cohesive.

Both bedrooms sit off the hallway, with the larger room enjoying windows on two sides and the second offering flexibility for guests, working from home or everyday bedroom use. The bathroom is thoughtfully finished with white metro tiles, dark hexagonal flooring and a bath with shower above. At around 608 sq ft, the apartment is well proportioned throughout, and designated underground parking and a long lease add further

practicality.

WHAT ELSE?

The Royal Docks gives you plenty to explore close to home, from waterside walks to local favourites including Little Hudson Café and The Windjammer in Silvertown. Thames Barrier Park provides a welcome stretch of green space nearby, while Royal Victoria Dock offers a changing backdrop of watersports, cafés and places to eat and drink by the water. West Silvertown DLR is close by, making this a particularly well-connected East London base, with the wider Royal Docks, Canary Wharf and central London easily accessible.



A WORD FROM THE OWNER...

"After falling in love with the beautiful views of the water, this has been a wonderful home for nearly 10-years. Nothing beats sitting in the window seat with a glass of wine, watching the world go by! Royal Victoria Dock is a friendly and thriving neighbourhood with wakeboarding, paddleboarding, open-water swimming, rooftop bars, restaurants, and coffee shops all on the doorstep. We particularly love the Good Hotel's rooftop bar, which offers a local's discount. We're never stuck for transport, here - with the DLR, Jubilee Line, Cable cars (!) and Elizabeth line all within easy reach."

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