

MADISON BROOK
INTERNATIONAL



MANCHESTER COURT, CUSTOM HOUSE, LONDON, E16 3GZ



MANCHESTER COURT, CUSTOM HOUSE E16

£345,000



PROPERTY SUMMARY

This pleasantly presented two bedroom apartment is located on the ground floor, has an off-road parking space is a great investment opportunity as the property is moments walk from the future Crossrail.

Situated over 551 sq. ft internally, the property offers a newly refurbished open plan living and kitchen area with modern appliances, two bedrooms, a smart shower room and additionally the property has storage throughout.

Manchester Court is close by to many local amenities and transport wise it's a short walk to Custom House DLR (future Crossrail station) whilst for motorists, the A13 is moments away allowing easy access into The City and Central London.



PROPERTY FEATURES

- + Two Bedroom Apartment
- + Ground Floor Location
- + 551 Sq. Ft Internally
- + Parking Included
- + Close to Custom House DLR



PROPERTY FEATURES

- + Great Investment Opportunity
- + Service Charge: £1,920.00 Per Annum
- + Ground Rent; £150.00 Per Annum
- + Lease length Remaining: 980 Years Remaining
- + Council Tax: Band C

FOR SALE

MANCHESTER COURT, CUSTOM HOUSE E16

£345,000 LEASEHOLD



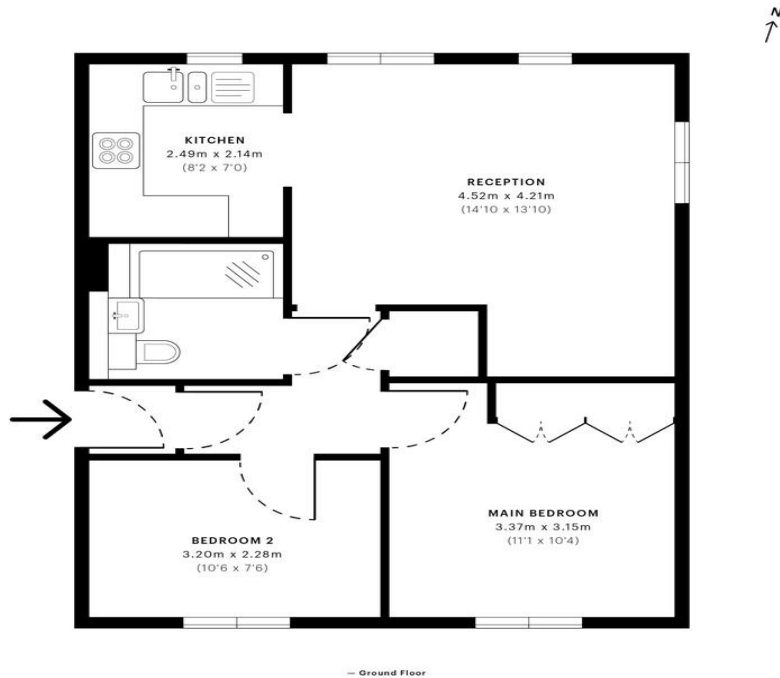
MADISON BROOK

Garvary Road, E16

CAPTURE DATE 31/03/2021 LASER SCAN POINTS 1,536,890

GROSS INTERNAL AREA

51.21 sqm / 551.22 sqft



Ground Floor

GROSS INTERNAL AREA (GIA) The footprint of the property. 51.21 sqm / 551.22 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head height. 49.05 sqm / 527.97 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.9m. 0.00 sqm / 0.00 sqft
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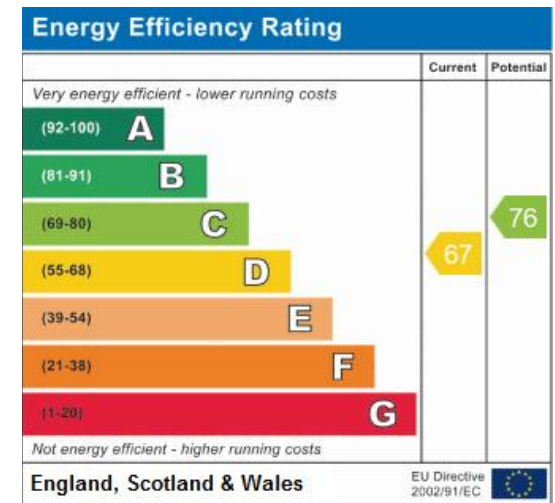


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 51.21 sqm / 551.22 sqft
IPMS 3C RESIDENTIAL 49.20 sqm / 529.58 sqft

spec id: 605dd06efda4be0dcdd2af90

- + Ref: 11317
- + Availability: For Sale
- + Bedrooms : 2
- + Bathrooms: 1
- + Reception Rooms: 1
- + Tenure: Leasehold



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