



THE GRAINSTORE, ROYAL VICTORIA DOCK, LONDON, E16 1BA



THE GRAINSTORE, ROYAL VICTORIA DOCK, E16

£325,000 - £350,000



PROPERTY SUMMARY

Superbly presented and with a modern and bright appearance, this lovely one bedroom apartment enjoys the use of a private balcony overlooking a pristinely kept courtyard.

Set on the 3rd floor of a pleasantly positioned development, the property comprises spacious reception room, fitted kitchen, naturally light master bedroom and a smart tiled bathroom.

The Grainstore is perfectly placed for use of the many attractions that can be found in and around the Royal Docks, including local bars, restaurants and a water sports centre.



PROPERTY FEATURES

- + One Bedroom Apartment
- + 3rd Floor Location
- + 574 Sq. Ft. Internally
- + Private Balcony
- + Close to Custom House DLR

PROPERTY FEATURES

- + Excellent Investment Opportunity
- + Service Charge: £2,300.00 Per Annum (Approx)
- + Ground Rent: £350.00 Per Annum
- + Lease Length: 178 Years Remaining
- + Council Tax: Band D

FOR SALE

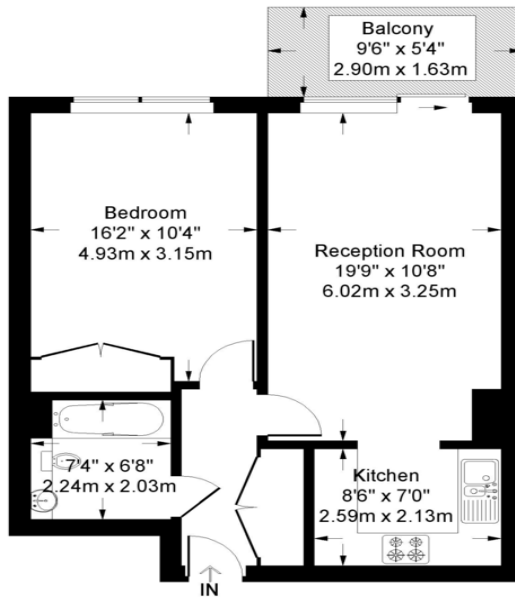
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The Grainstore

Approximate Gross Internal Area
53.3 sq m / 574 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID259511)

- + Ref: 12353
- + Availability: For Sale
- + Bedrooms : 1
- + Bathrooms: 1
- + Reception Rooms: 1
- + Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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