



Royal Victoria Dock - The Grainstore

£550,000

We are pleased to offer you this beautiful two bedroom, One-bathroom apartment set on the seventh floor of this well maintained building. The property offers a contemporary feel with its open plan living space as well as plenty of storage. This development also has a very good concierge service.

- Two Bedroom, One Bathroom
- Seventh Floor with great views
- Open Plan Living Space, Huge Balcony
- Close To Custom House DLR, Doorstep of Excel



Property Description

This particular area of E16 is a desired living location for many. Located virtually next door to the Excel Conference and Exhibition Center and with its excellent transportation links among many of the benefits for this renowned industrial area of London. Due to the extension of the Docklands Light Railway accessing other London areas such as Canary Wharf, Greenwich, Stratford and Bank could not be made easier. Access to other underground lines such as the Jubilee Line and District Line also adds more appeal to this property in terms of transport. Also on your doorstep are the brand new Emirates Air Line Cable Cars, which can take you from the Royal Docks (Excel) to Greenwich Peninsula (O2 Arena) in just a few minutes. London City Airport is situated very close to this property and can be reached within ten minutes via the DLR.

Many restaurants can be found within walking distance of the property and offer a variety of cuisines including Caribbean, Sushi and Italian. Other local benefits include the Royal Victoria Water Sport Center, Thames Barrier Park and the local amenities of the surrounding areas including Canning Town and Custom House.

The Grainstore Apartments are located on Seagull Lane, which is a West To East road accessible from Tidal Basin Road (West) and Sandstone Lane (East). It is made up of mainly residential apartments but also has hotels and restaurants on the waterfront.

We are pleased to offer you this beautiful two bedroom, one-bathroom apartment. Set on the seventh floor, this particular property offers a contemporary feel with an open plan living space and a very good-sized balcony accessible from the reception area. The two double bedrooms are bright, spacious, there is also a separate bathroom. The Grainstore development also has a very good concierge service.

RECEPTION ROOM

18' 5" x 20' 3" (5.61m x 6.17m)

KITCHEN

12' 4" x 7' 6" (3.76m x 2.29m)

MASTER BEDROOM

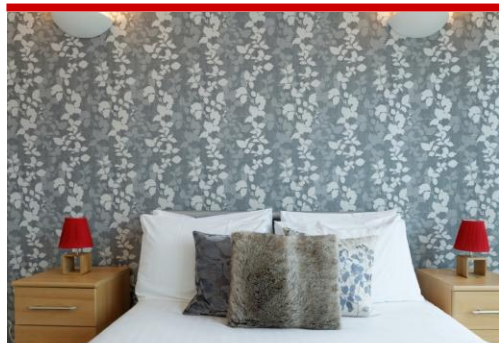
9' 4" x 19' 11" (2.84m x 6.07m)

BEDROOM TWO

8' 10" x 14' 4" (2.69m x 4.37m)

BATHROOM

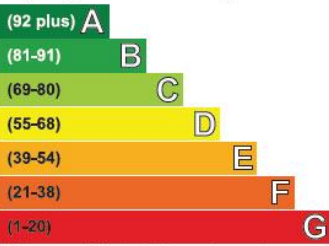
Bathtub, Wash Basin, WC





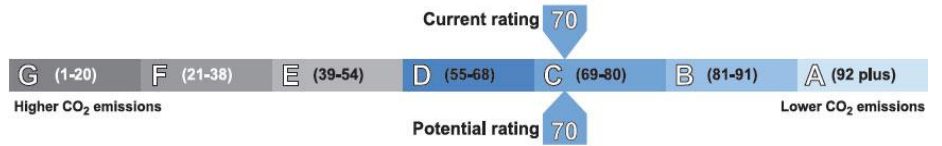
Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
76	81



THE GRAINSTORE

APPROX. 44.5 SQ. METRES (479.2 SQ. FEET)



UPSTAIRS

APPROX. 23.0 SQ. METRES (247.8 SQ. FEET)



TOTAL AREA: APPROX. 67.5 SQ. METRES (727.0 SQ. FEET)

655 Commercial Road, London, E14 7LW

Disclaimer

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