

MADISON BROOK
INTERNATIONAL



THE OXYGEN APARTMENTS, ROYAL VICTORIA DOCK, LONDON, E16 1BL



THE OXYGEN APARTMENTS, ROYAL VICTORIA DOCK, E16

£550,000



PROPERTY SUMMARY

Enjoying close proximity to the Excel Marina, this superb two bedroom apartment boasts bright and modern living space and also benefits from concierge and a private south facing balcony over the Excel Marina.

The property comprises beautiful reception room with a sleek open-plan kitchen, bold primary bedroom with chic en suite shower room, an additional good-sized and fashionably furnished bedroom, bathroom, balcony with views towards Canary Wharf and the iconic O2 arena and concierge service.

The Oxygen Apartments is well placed for use of the open space of Thames Barrier Park and amenities that can be found in and around the Royal Docks, as well as enjoying close proximity to the River Thames and Canary Wharf.



PROPERTY FEATURES

- + Two Bedroom Apartment
- + 2nd Floor Location
- + 872 Sq. Ft. Internally
- + Well Maintained Throughout
- + Close to Royal Victoria DLR

PROPERTY FEATURES

- + Pleasant Dock Views
- + Service Charge; £3,323.10 Per Annum
- + Ground Rent: £400.00 Per Annum
- + Lease Length Remaining: 174 Years
- + Council Tax: Band D

FOR SALE

THE OXYGEN APARTMENTS, ROYAL VICTORIA DOCK, E16

£550,000 LEASEHOLD



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The Oxygen, E16

CAPTURE DATE: 02/12/2020 LASER SCAN POINTS: 2,171,405

GROSS INTERNAL AREA

78.23 sqm / 842.06 sqft

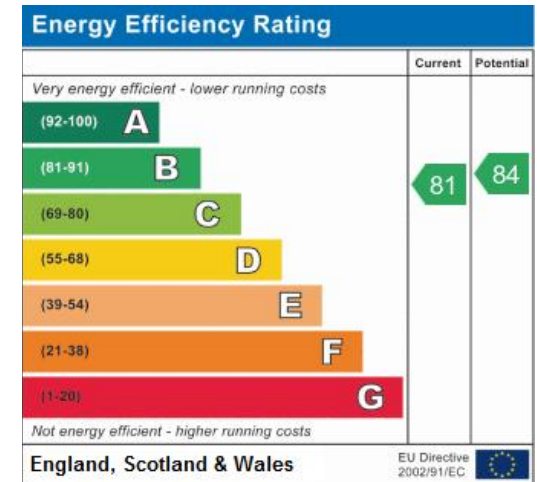


GROSS INTERNAL AREA (GIA) The footprint of the property 78.23 sqm / 842.06 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted head height 74.36 sqm / 800.40 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 4.65 sqm / 50.05 sqft	RESTRICTED 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 3B RESIDENTIAL: 64.97 sqm / 914.61 sqft
 IPMS 3C RESIDENTIAL: 81.91 sqm / 881.67 sqft
 spec id: 5f6e5584d339890d3fc3ed95

- + Ref: 12087
- + Availability: For Sale
- + Bedrooms : 2
- + Bathrooms: 2
- + Reception Rooms: 1
- + Tenure: Leasehold



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