

**MADISON BROOK**  
INTERNATIONAL



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



## THE OXYGEN, ROYAL VICTORIA DOCK, E16

£350,000



### PROPERTY SUMMARY

This wonderful one-bedroom apartment is situated on the ground floor of The Oxygen Apartments and benefits from open-plan living with a sizable terrace, good-sized bedroom, well proportioned built-in storage cupboards and underfloor heating.

This property has been very well cared for & offers modern living with a private terrace with space to dine. Both bathroom & kitchen are finished to a modern standard with quality fittings being used throughout. Additionally, the property offers a concierge service and is well maintained throughout.

Conveniently situated near to local amenities and transport in the Royal Docks. Nearby to the cable cars and water sports centre. The shops, bars and restaurants in Canary Wharf are easily reached by transport.



#### PROPERTY FEATURES

- + One Bedroom Apartment
- + 1st Floor Location
- + 612 Sq. Ft. Internally
- + Private Terrace
- + Moments from Royal Victoria DLR.



#### PROPERTY FEATURES

- + Well Maintained Throughout
- + Service Charge: £2,426.39 Per Annum
- + Ground Rent: £350.00 Per Annum
- + Lease Length Remaining: 174 Years Remaining
- + Council Tax: Band (C)

# FOR SALE

## THE OXYGEN, ROYAL VICTORIA DOCK, E16

£350,000 LEASEHOLD



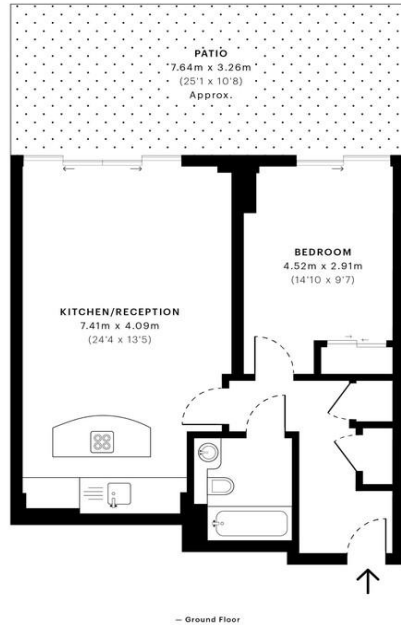
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The Oxygen, E16

GROSS INTERNAL AREA

56.89 sqm / 612.36 sqft

CAPTURE DATE: 22/07/2020 LASER SCAN POINTS: 22,961,631



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
56.89 sqm / 612.36 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes built-in furniture, ceiling and head height  
53.11 sqm / 571.67 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use only under 10m  
0.00 sqm / 0.00 sqft



Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

area: 56.89 sqm / 612.36 sqft

area: 53.11 sqm / 571.67 sqft

area: 0.00 sqm / 0.00 sqft

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- + Ref: 12088
- + 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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