

**MADISON BROOK**  
INTERNATIONAL



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



# THE GRAINSTORE, ROYAL VICTORIA DOCK, E16

£460,000



## PROPERTY SUMMARY

This three-bedroom duplex apartment is located on the third & fourth floor of a warehouse conversion & is moments away from the future Crossrail line.

Situated over 1,063 sq. ft. internally the property benefits from a stylish open plan living & kitchen area with modern fixture & fittings, one double bedroom on the 3rd floor along with a separate WC, whilst the 4th floor offers another two well-proportioned double bedrooms & a further chic family bathroom. Additionally, the apartment has ample storage throughout.

The Grainstore is perfectly placed for use of the many attractions that can be found in the Royal Docks, including local bars, restaurants & Excel Exhibition Centre.





#### PROPERTY FEATURES

- + Three Bedroom Apartment
- + 1063 Sq. Ft Internally
- + 3rd & 4th Floor Location
- + Well Maintained Throughout
- + Close to Custom House DLR & Royal Victoria Dock DLR

#### PROPERTY FEATURES

- + Investment Opportunity
- + Service Charge: £2,784.24 Per Annum
- + Ground Rent; TBC
- + Lease Length Remaining 92 Years
- + Council Tax Band; G

# FOR SALE

## THE GRAINSTORE, ROYAL VICTORIA DOCK, E16

£460,000 LEASEHOLD



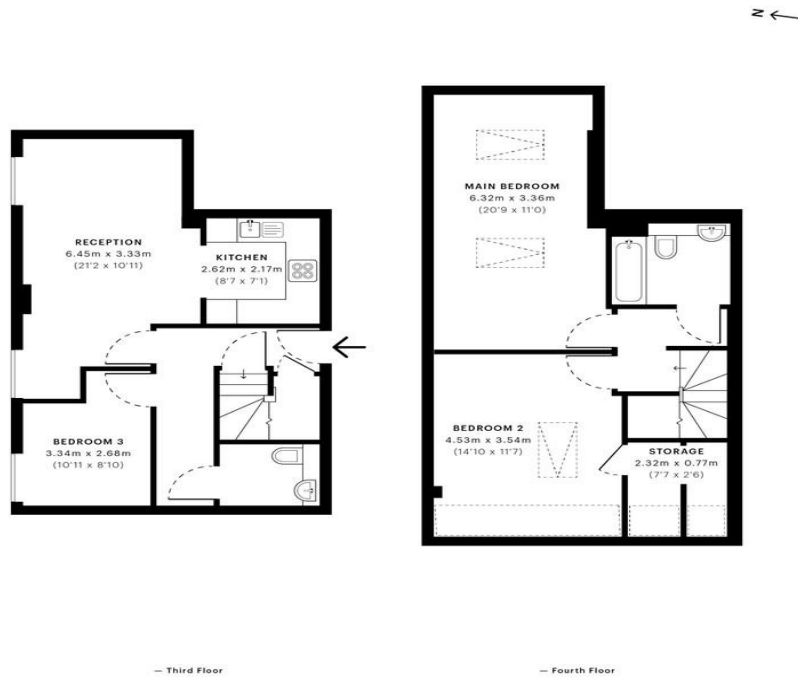
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The Grainstore, E16

CAPTURE DATE: 07/01/2021 LASER SCAN POINTS: 2,754,745

GROSS INTERNAL AREA

98.81 sqm / 1063.58 sqft



- + Ref: 11902
- + Availability: For Sale
- + Bedrooms : 3
- + Bathrooms: 1
- + Reception Rooms: 1
- + Tenure: Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA) The footprint of the property 98.81 sqm / 1063.58 sqft  
 NET INTERNAL AREA (NIA) Excludes walls and external features including balconies, covered head height 91.38 sqm / 983.61 sqft  
 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc 0.00 sqm / 0.00 sqft  
 RESTRICTED HEAD HEIGHT Limited use area under 1.5m 4.05 sqm / 43.59 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.

IPMS 3B RESIDENTIAL 95.66 sqm / 1029.68 sqft  
 IPMS 3C RESIDENTIAL 91.82 sqm / 986.19 sqft  
 spec id: 5f33e6707e290d6ad68f97

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