



FLAT , BAWLEY COURT, MAGELLAN BOULEVARD, LONDON

£320,000 Leasehold

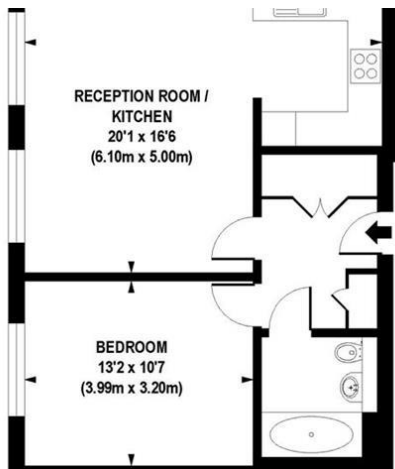
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Royal Dockside is a riverside development of apartments offering exclusive riverside living, a marina setting and cosmopolitan quayside promenades and an investment in executive living space in what is set to be the Capital's most prolific and dynamic new district for commerce, culture and leisure. This modern bright 1 bedroom 3rd floor apartment (549 sq. ft.) fitted with wood strip veneer flooring throughout. Each apartment has thermostatically controlled heating, a fresh air ventilation system and full double glazed. This property is completed Winter 2016.

Flush panel chrome plated internal doors lead to the bedroom which has a fitted wardrobe with mirrored sliding doors and a fully fitted twist carpet. The kitchen incorporates high gloss lacquered units with straight bar chrome handles, square edge charcoal worktops and is fitted with Zanussi integrated appliances. The bathroom is fitted with a contemporary white suite, thermostatically controlled shower and heated towel rail. The development benefits from podium courtyards with contemporary landscaping, a secure external cycle store and a secure ground level car parking and electric car charging points. Its close proximity of the new £14.8 billion Crossrail interchange provides potential for sustained growth and high performing residential property values. Residents at Royal Dockside will be 5 minutes' walk from the DLR network at Gallions Reach - with an 11 minute journey time to connect to the Jubilee Line at Canning Town

Council Tax Band: C

Tenure: Leasehold (183 years)



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.