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2 ALBERT BASIN WAY, ROYAL DOCKS, LONDON

£450,000.00



FOR SALE



- Two-bedroom two-bathroom apartment
- Private balcony with views of Gallions Point Marina
- Healthy lease
- Chain free
- Modern apartment
- Over 950 square feet
- Transport links via Gallions Reach DLR Station
- Plenty of storage space



Property Description

We are delighted to present this spacious and well-appointed two-bedroom apartment, located on the fourth floor of a secure development in Royal Docks.

Offering over 950 sq ft of internal living space, this impressive home combines modern design with generous proportions.

Thoughtfully laid out, the apartment boasts a bright and large open-plan reception area, enhanced by floor-to-ceiling windows that flood the space with natural light and provide access to a private balcony facing the water, where residents can enjoy amazing city views. The contemporary kitchen is beautifully integrated, featuring built-in appliances and a stylish island, perfect for both everyday living and entertaining. Double-glazed windows throughout ensure excellent energy efficiency featuring comfort cooling and underfloor heating for ultimate comfort.

Both bedrooms are generously sized, each benefiting from built-in wardrobes that provide ample storage. The master bedroom further enjoys a modern en-suite bathroom, while a second bathroom serves the rest of the property. Additional storage space is integrated in the hallway.

Residents benefit from a secure and well-maintained building with lift access. The property is perfectly positioned in the vibrant Royal Docks area. Residents are within easy reach of local amenities, including shops, cafés, and restaurants.

Excellent transport links are close by, with Gallions Reach DLR Station providing convenient access to Canary Wharf and the city. For those travelling abroad, London City Airport is also just a short trip away. The property is currently tenanted and can be offered with vacant possession. Please contact Global House Estates for more information.

Service charge: approximately £4883 per annum

Length of lease: approximately 177 years remaining

Ground rent: £711.52 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

This website provides information about buying, selling, renting UK property. The information is

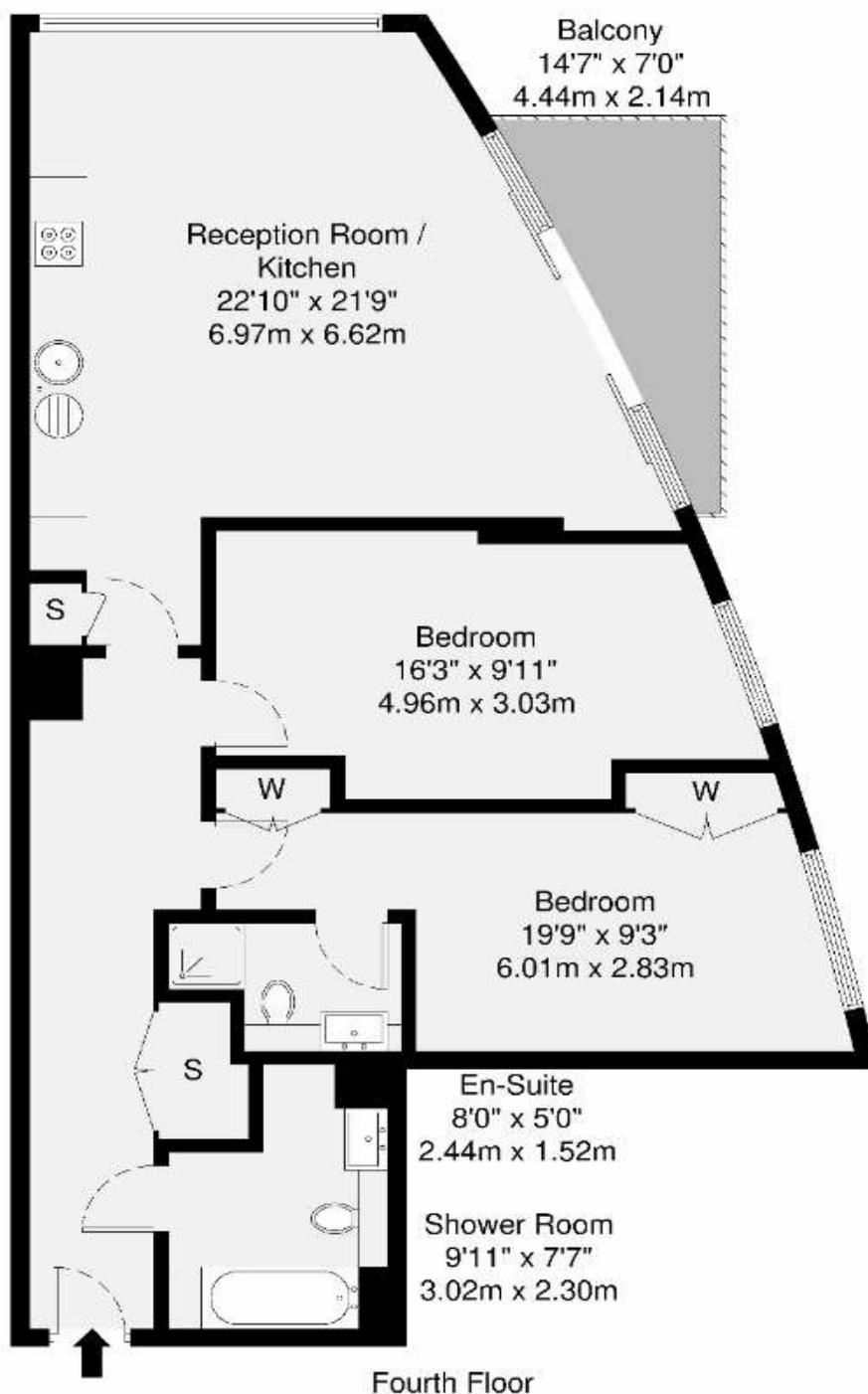
from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

Floor plan



The Mast, E16

GROSS INTERNAL AREA
89.3 sq m / 961 sq ft



GROSS INTERNAL AREA (GIA)
The scope of the property
89.3 sq m / 961 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.9 sq m / 31 sq ft

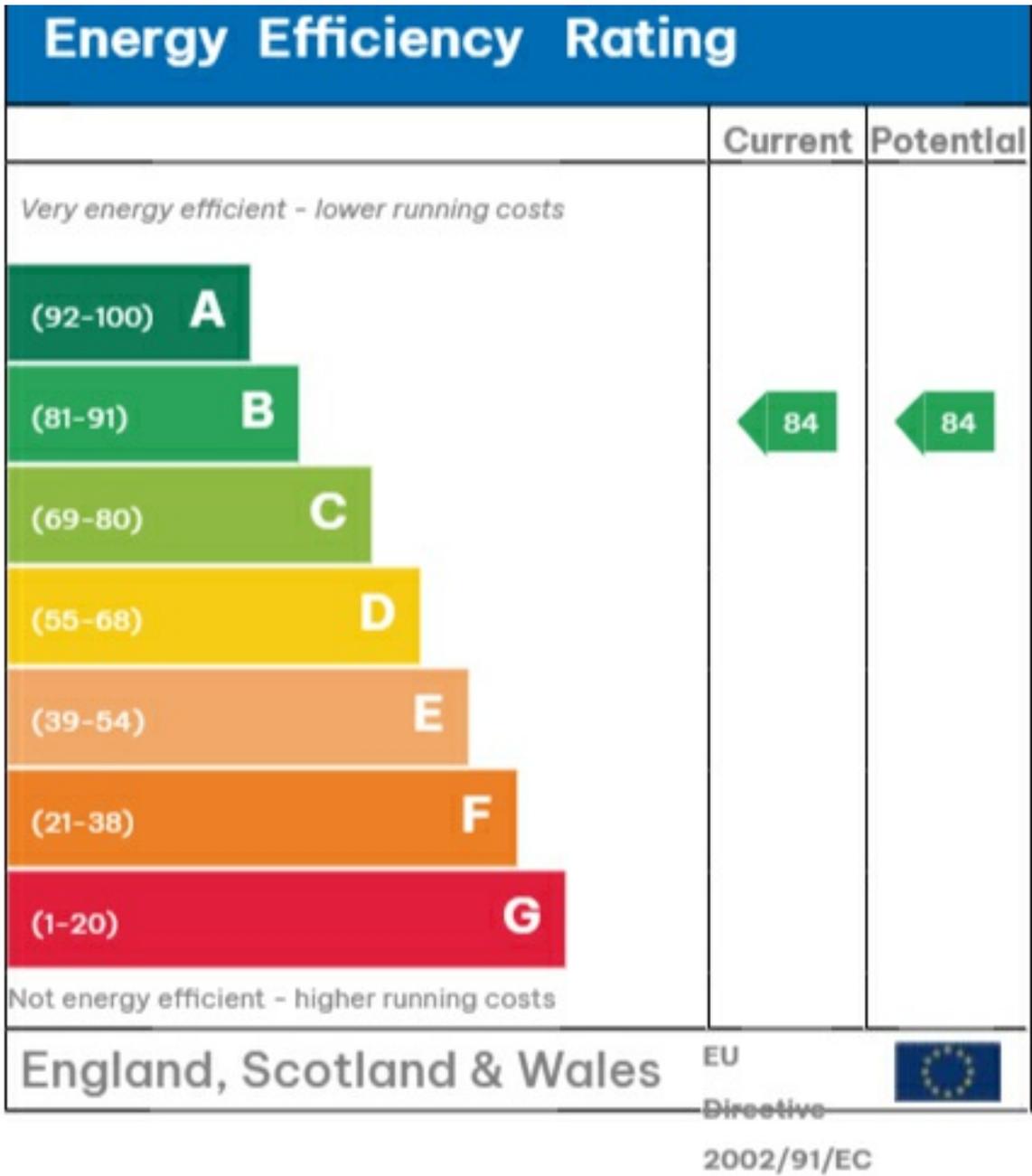
EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
9.5 sq m / 102 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not count the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

EPC







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