



GUTHRUM COURT, GALLEONS REACH, E16

£350,000 Leasehold

One Bedroom Apartment | Fourth Floor | Modern Development
| Well Presented Throughout | Open Plan Reception Room |
Private Balcony | Located Close To Transport Links & Local
Amenities

- Fourth Floor
- Modern development
- One bathroom
- One bedroom
- Private Balcony

This stylish fourth floor one bedroom apartment has been well maintained throughout and offers approximately 550 sq ft of internal living space.

The apartment boasts a bright and spacious open plan living room which leads to a large private balcony, kitchen with integrated appliances, a generous double bedroom with fitted wardrobes and a modern bathroom.

Residents will also benefit from a concierge service.

Royal Albert Wharf is situated within 0.2 miles of Gallions Reach station, giving access to Canary Wharf in around 17 minutes and the City in 30 minutes.

The banks of the River Thames, Royal Docks and the famous ExCel are within close proximity with all their bars, restaurants and local amenities set for your comfort.

Council Tax Band: E

Tenure: Leasehold (117 years)

Service Charge: £1,600 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

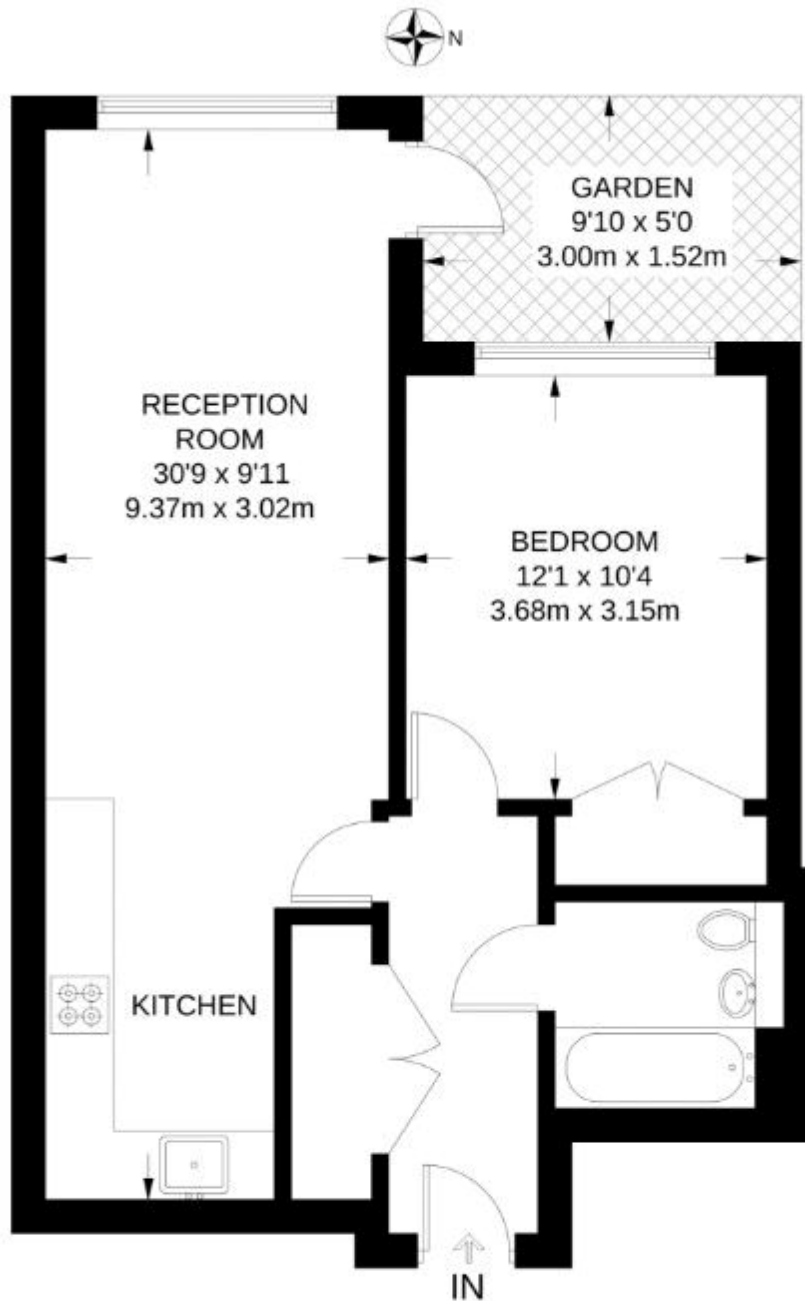
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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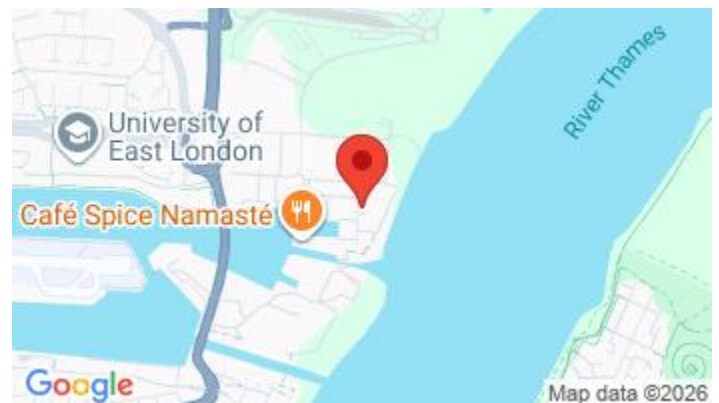


FOURTH FLOOR
550 SQ FT / 51.1 SQ M

This plan has been drawn for illustrative and identification purposes only.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.