



THE GRAINSTORE, ROYAL DOCKS, E16

LET

£1,700 PCM

One Bedroom Apartment | Ware Conversion Block | Furnished
| Private Balcony | Open Plan Reception Room | Modern Fitted
Kitchen | Family Bathroom | Daytime Porter | Close To Royal
Victoria Station (DLR) & Custom House Station (DLR &
Elizabeth Line)

- Furnished
- One bathroom
- One bedroom
- Private balcony
- Warehouse conversion

This bright and spacious one bedroom apartment within a popular warehouse conversion in the heart of Royal Docks is offered on a furnished basis.

The property comprises entrance hall, open plan reception room with fitted kitchen and private balcony, double bedroom and family bathroom.

The Grainstore is perfectly placed for use of the many attractions that can be found in and around the Royal Docks including the Excel centre, local eateries and the banks of the Thames, while Canary Wharf is within easy reach.

Local transport links include Custom House (DLR & Elizabeth Line), Royal Victoria (DLR), the Emirates cable car providing pedestrian access to the O2 arena and City airport.

Council Tax Band: D

Deposit: £2,019.23

Holding Deposit: £403.84



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Second Floor



The Grainstore Western Gateway

Approximate Gross Internal Area
Total = 44.6 sq m / 480 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	
(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 tenant.