



GALAXY BUILDING, ISLE OF DOGS, E14

£450,000 Leasehold

Two Bedroom Split Level Apartment | Arranged Over The Ground & First Floor | Open Plan Reception Room | Guest WC | First Floor Family Bathroom | No Onward Chain | Residents Gym | 24 Hour Concierge

- Ground Floor WC
- No Onward Chain
- One bathroom
- Open Plan Reception
- Split level apartment
- Two Bedrooms

A beautifully presented two-bedroom split-level apartment set within the sought-after Galaxy Building in the heart of E14.

This spacious apartment offers an open-plan living area with modern kitchen with base and wall units and integrated appliances, a guest WC, two double bedrooms and a family bathroom.

Residents of Galaxy Building enjoy a prime Docklands location, within easy reach of Canary Wharf, excellent transport links, riverside walks, and a wide range of shops, cafés, and restaurants.

This property is ideal for professionals, investors, or those seeking vibrant London living with a sense of space and style.

Council Tax Band: E

Tenure: Leasehold (100 years)

Ground Rent: £275 per year

Service Charge: £5,712 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.

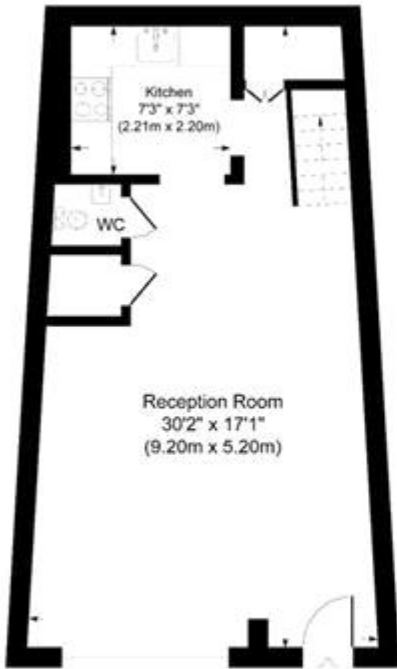
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

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.

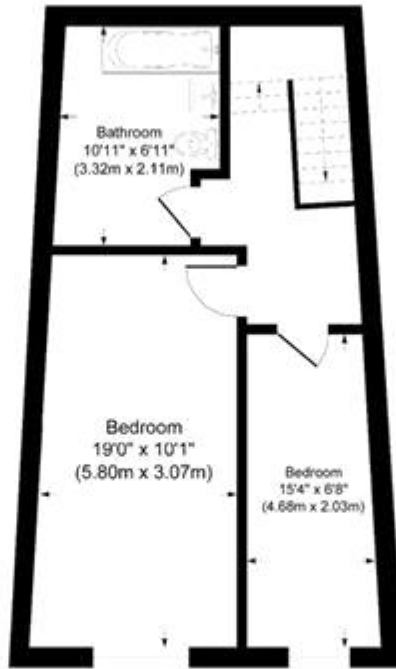
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Ground Floor



First Floor



**Galaxy Building
Crews Street**

Approximate Gross Internal Area
 Ground Floor = 42.7 sq m / 460 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Total = 85.4 sq m / 920 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.



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/fitings 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.