

Let UK Home

2 Bedrooms

E16 1DB

Located in London

£571,950



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Botanist House, 7 Seagull Lane, London, E16



Let UK Home are excited to offer this bright two bedroom apartment in Botanist House, part of Royal Eden Docks development. Property Reference: LUH 1009

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, two bright bedrooms(master bedroom with dressing area and ensuite bathroom), one modern bathroom and ample storage.

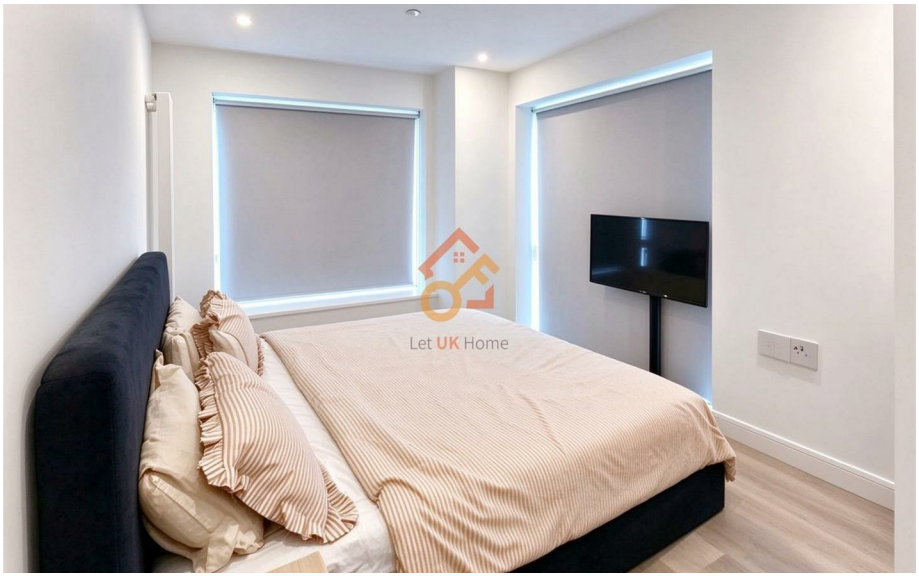
Royal Eden Docks will offer an array of amenities including a business lounge, concierge, swimming pool, sauna and steam room, gym, spin studio, yoga studio and treatment room. The rooftop running track and reflexology walkway is the jewel in the crown offering panoramic views of the Royal Docks and city beyond. A cinema room and entertainment space are also available for hire.

A few minutes' walk west from the apartment is the Royal Victoria station(DLR), and on the east side is the Custum House station(DLR & Elizabeth line). The apartment is adjacent to the Queen Elizabethline line, which goes directly to Canary Wharf and Bank Station in the City of London, and easily reaches Oxford Street and Chinatown. You can also quickly reach London City Airport by bus.

There is a range of water sports and activities around the river and marina, all within walking distance of the apartment, making it easy to enjoy the city's colorful waterfront life on your doorstep. There are many bars and cafes in the surrounding area, and The O2 is also across the water from the project. Westfield Stratford, one of Europe's largest shopping and entertainment venues, is quickly accessible via the DLR and Jubilee lines, plus a range of shops and restaurants are within easy reach.

- 9th Floor
- Swimming Pool
- The Gym & Spin Studio & Yoga Studio
- Business Lounge
- Royal Docks

- Concierge Service & 24h Security
- Sauna & Steam Room
- Cinema Room & Entertainment Space
- Treatment Room
- EPC Rating: B







Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

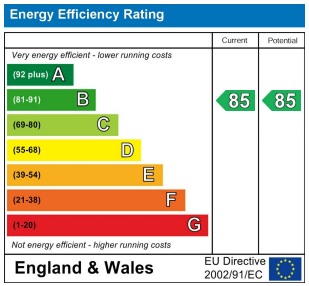
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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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