



Let **UK** Home

2 Bedrooms

Flat

Located in London

£2,300 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Albert Basin Way London

E16 2QN



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Ebb Court part of the Royal Quay development.

This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room leading to a private balcony, two double bedrooms (master with wardrobes and en-suite), a large family sized bathroom and ample storage. A virtual viewing is provided.

Royal Quay as a development will include concierge, gym, restaurant and convenience store.

Galleons Reach station is less than a five minute walk away for short journeys to Canary Wharf, Canning Town and City airport via the DLR. Albert Basin Way is within walking distance of Galleons Reach Shopping Park, with several large supermarkets located. Further shops, bars, restaurants and facilities can be found minutes away in Galleons Reach Retail Park.

Albert Basin Way London

£2,300 Per Month

- 2nd Floor
- 24h Security
- Virtual Viewing Available

- Concierge Service
- The Gym
- EPC Rating: C



EBB COURT
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 951 SQ FT - 88.36 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, RESEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: E

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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		

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