



## OCEANIS APARTMENTS, ROYAL VICTORIA, E16

**SSTC**

£425,000 Leasehold

9th Floor | Two Double Bedrooms | Secure Underground Parking | Private Balcony | Open Plan Reception/Kitchen | 24 Hour Concierge | Residents Gym | EWS1 Compliant | Immaculately Presented | Close to Royal Victoria DLR Station | Chain Free

- No Onward Chain
- Two bedrooms
- 9th floor
- One bathroom
- Allocated Parking
- 24 hour concierge
- EWS1 compliant
- Private Balcony

Positioned on the ninth floor of the popular Oceanis Apartments is this bright and spacious two bedroom apartment.

Offering more than 740 sq ft of internal living space, the property comprises entrance hall with storage cupboard, open plan reception room with fully fitted kitchen and views of the dock, master bedroom with access to a private balcony, second double bedroom and family bathroom.

The apartment also includes one secure, allocated parking space as well as facilities including a residents gym and 24 hour concierge.

Oceanis Apartments is located within moment of Royal Victoria DLR station and Custom House Elizabeth Line, which gives quick and easy access into Canary Wharf and the City. The Emirates cable cars are also located moments away which provides access to North Greenwich.

Please note the heating and hot water charges are included in the service charge and 'super-fast broadband' is available in the building.

EWS1 compliant.

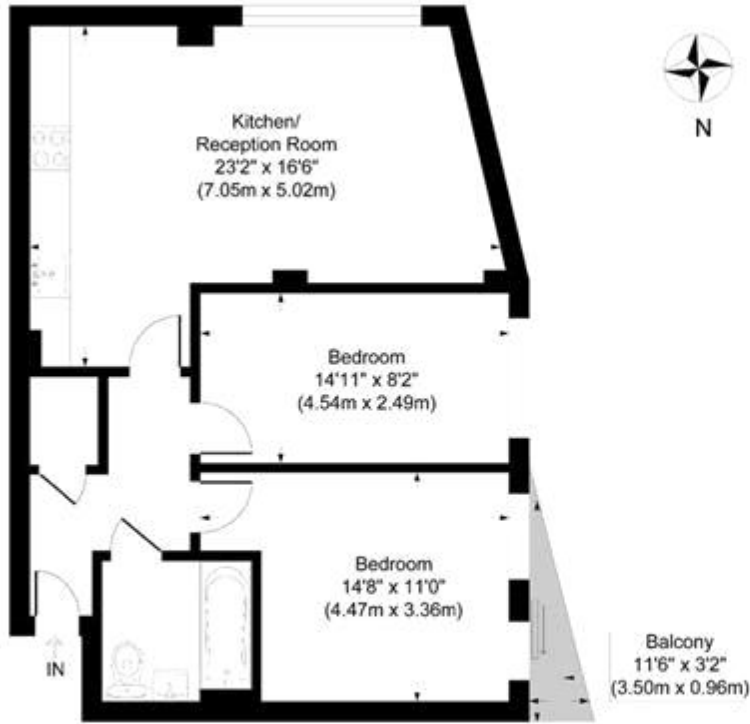
Offered to the market with no onward chain.

Tenure: Leasehold (110 years)  
Ground Rent: £148.2 per year  
Service Charge: £4,700 per year



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Ninth Floor



## Oceanis Apartments

Approximate Gross Internal Area

Total = 69 sq m / 743 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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/fitments 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.