



HAMME BUILDING, GALLEONS REACH, E16

£475,000 Leasehold

Two Bedroom Apartment | Two Bathrooms | Large Private Balcony | Amazing Dock Views | Sixth Floor | Well Presented Throughout | EWS1 Compliant | 840 Sq Ft Internally (Approx) | Dual-Aspect Reception Room | Naturally Bright | Modern Development | 24 Hour Concierge | Close To Local Transport Links

Offering 840 sq ft (approx.) of internal living space is this stunning two bedroom, two bathroom apartment that enjoys amazing views towards the docks from its own private balcony.

Positioned on the sixth floor, the property comprises entrance hall with two storage cupboards, bright and spacious open plan reception room with dual-aspect floor to ceiling windows, access to the private balcony, modern integrated kitchen with based and wall units, master bedroom with en-suite shower room, second double bedroom and modern family bathroom.

This apartment boasts an abundance of natural light, is wonderfully presented throughout and has been finished to an excellent standard.

Hamme Building is situated within the highly sought after Royal Albert Wharf Development. Residents can enjoy a selection of dockside amenities and the development also features a 24 hour concierge.

Gallions Reach DLR station is within a very short walk away which provides easy access to the Elizabeth Line at Custom House, Canary Wharf and the City. It is also ideally located close to London City Airport and Gallions Reach retail park.

Offered with no onward chain.

Council Tax Band: E

Tenure: Leasehold (173 years)

Ground Rent: £360 per year

Service Charge: £2,800 per year

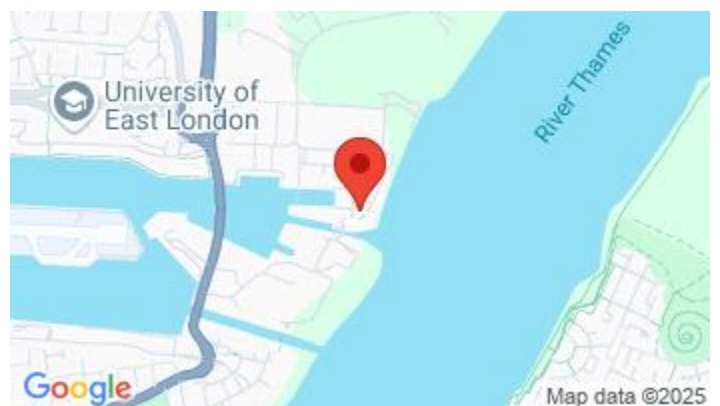


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings 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.