

20.04 Apogee House Royal Eden Docks, 1 Eden Place, London, E16 1NY

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DISTRICTS

Situated on a high floor within the sought-after Queens Cross development, this spacious 664 sq ft one-bedroom apartment enjoys uninterrupted east-facing views and an abundance of natural light.

Finished to a high specification throughout, the apartment features a generous open-plan living space, a contemporary kitchen with integrated Siemens appliances, a spacious double bedroom with fitted wardrobes and a stylish bathroom, offering an exceptional home in one of East London's most exciting developments.

Residents benefit from an outstanding range of facilities, including a 24-hour concierge, 20-metre swimming pool, spa, Peloton-powered gym, residents' lounge, cinema room, rooftop running track and beautifully landscaped gardens.

Ideally located moments from Custom House Elizabeth Line Station, Queens Cross offers exceptional connectivity, with Canary Wharf just 3 minutes and Liverpool Street just 10 minutes away. An outstanding opportunity for both owner-occupiers and investors seeking a premium home in the heart of the Royal Docks.

Leasehold: 199 Years remaining approximately
Ground rent amount: Approx. Peppercorn
Review period: Ask agent
Service charge amount: Approx. £4.48 per sqft
Review period: Ask Agent
Council tax band: TBC - New Build

Electricity supply – Mains | Heating & – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Councils Website, Planning & Building Control

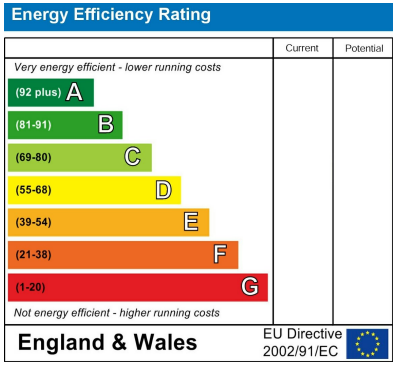












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