



1105 Ellipse House 2 Eden Place, London, E16 1NY

Guide price £400,000



DISTRICTS

A stunning brand new one bedroom apartment set within the prestigious Ellipse House, part of the highly anticipated Royal Eden Docks development in the heart of the Royal Docks. Finished to an exceptional standard throughout, this stylish home offers contemporary living in one of East London's most exciting riverside regeneration areas. *Photos have been digitally dressed for example purposes.

The apartment features a bright open plan living and kitchen area with floor to ceiling windows, allowing plenty of natural light to flood the space. A spacious double bedroom, sleek modern bathroom, and a high specification finish throughout create a luxurious yet practical home, perfect for first time buyers, professionals, or investors alike. A private balcony provides the ideal spot to unwind near a vibrant dockside setting.

Residents of Royal Eden Docks will benefit from an outstanding collection of lifestyle amenities, including a 24-hour concierge, fully equipped gym, swimming pool, spa facilities, cinema room, landscaped gardens, and stylish co-working spaces.

Perfectly located moments from Custom House Station, the development offers superb transport links via the Elizabeth Line and DLR, providing fast connections to Canary Wharf, the City, Liverpool Street, and Heathrow Airport. The nearby ExCeL London, ongoing Royal Docks regeneration, and significant investment into the local area continue to drive strong demand and future growth potential, making this an exciting opportunity for both owner occupiers and investors.

Offered chain free, this is an excellent opportunity for buyers seeking convenience, modern living, and strong potential for future capital growth.

Leasehold: Approx 999 years
Ground rent amount: Peppercorn
Review period: Ask agent
Service charge amount: Ask Agent
Council tax band: D - Newham

Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Radiators | Lift Access | Parking: No | EWS1: Certificate Available



Ellipse House,
 Royal Eden Docks, E16
 Approximate Gross Internal Area
 50.84 sq m / 547 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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