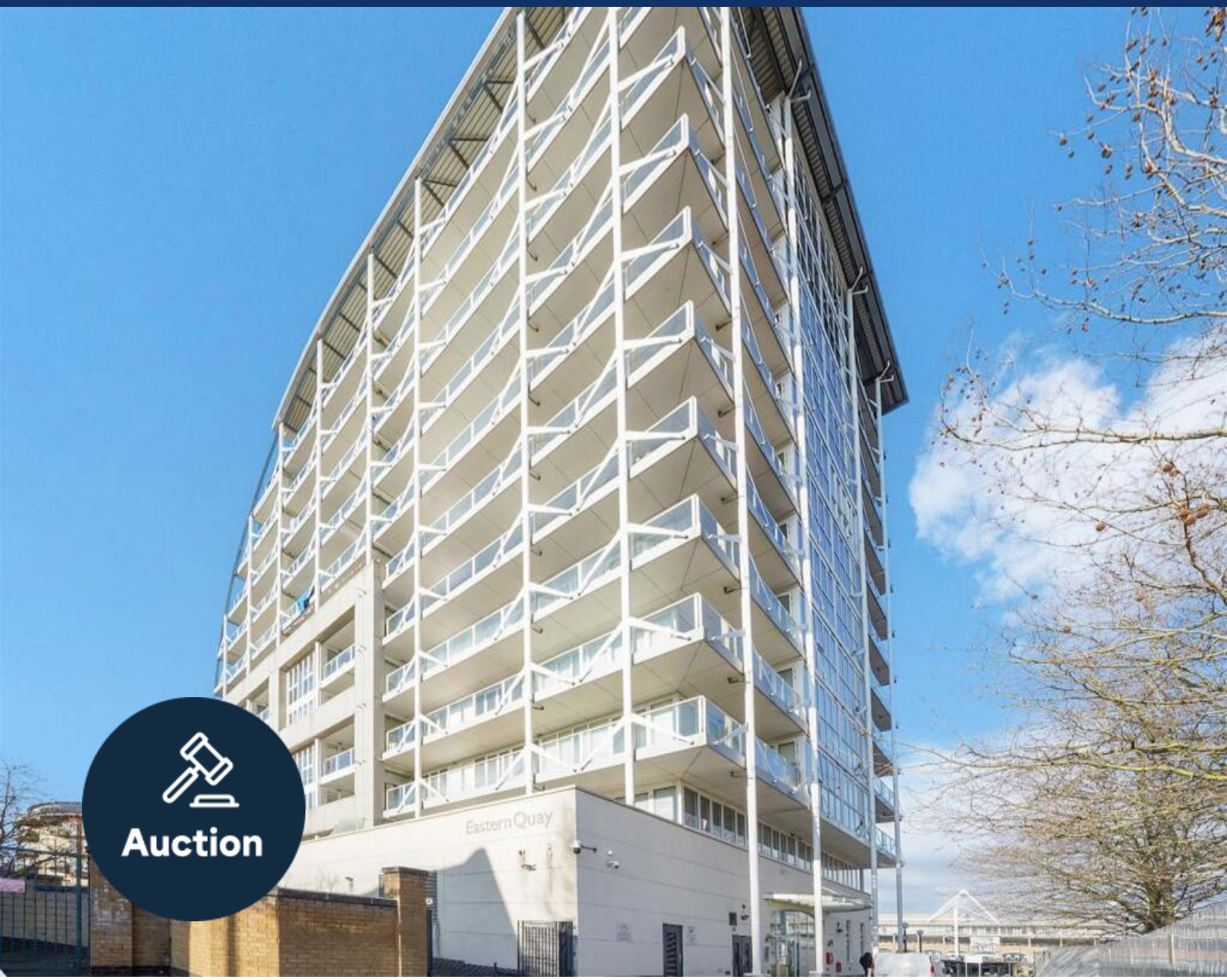


2 bed apartment to buy in E16

Rayleigh Road, London, ., E16 1AX

£300,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Two spacious double bedrooms with a sleek en-suite to the master
- Bright open-plan living area with floor-to-ceiling windows
- Private balcony with stunning dockside views
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Set within the prestigious Eastern Quay Apartments, this impeccably maintained third-floor residence offers a refined blend of contemporary living and urban sophistication. Featuring two generously sized double bedrooms, including a master with a sleek en-suite, and a second elegantly appointed bathroom, this home exudes both comfort and style.

The expansive open-plan living area is bathed in natural light, thanks to floor-to-ceiling windows, and seamlessly transitions to a sizeable private balcony that provides tranquil views over the picturesque Royal Victoria Dock. The original kitchen and bathrooms are in pristine condition, complementing the apartment's bright and airy interiors. Further benefits include an allocated parking space and the convenience of an onsite concierge.

Eastern Quay Apartments enjoys a prime location, with excellent transport links nearby. West Silvertown and Pontoon Dock DLR stations are moments away, offering swift connections to Canary Wharf, the City, and Stratford. Custom House Station, with access to the Elizabeth Line, enhances connectivity, while London City Airport is conveniently close for international travel.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 178

Annual Ground Rent Amount: £450.00

Annual Service Charge Amount: £7,500.00

Price: Starting Bid £300,000

Property Type: Apartment

Parking: Allocated

Year built: 2003

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

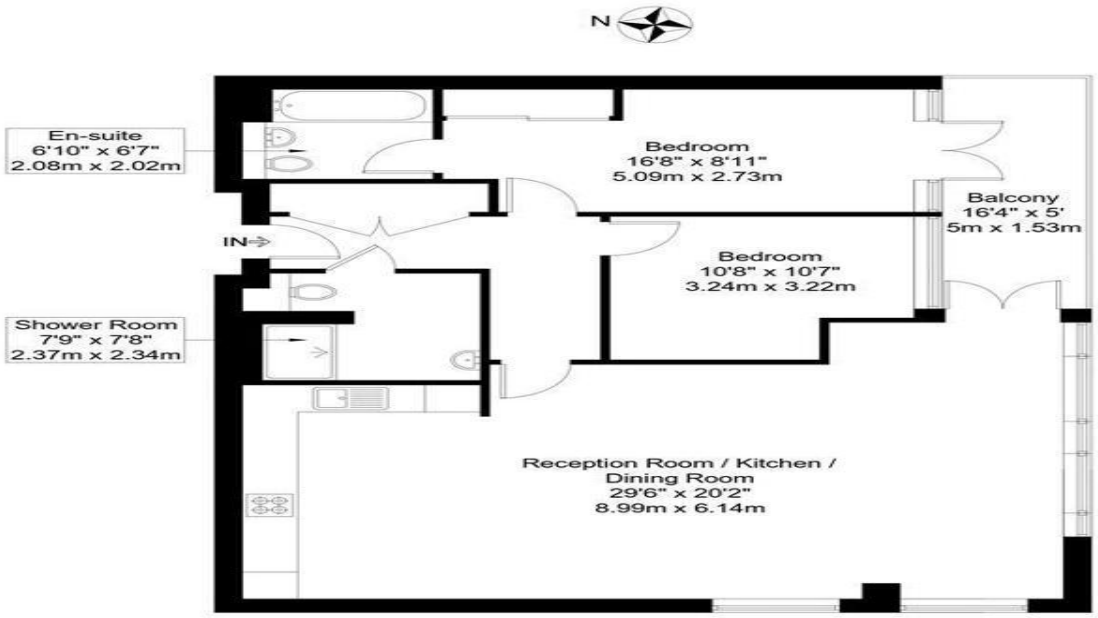
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Rayleigh Road, E16 1AX

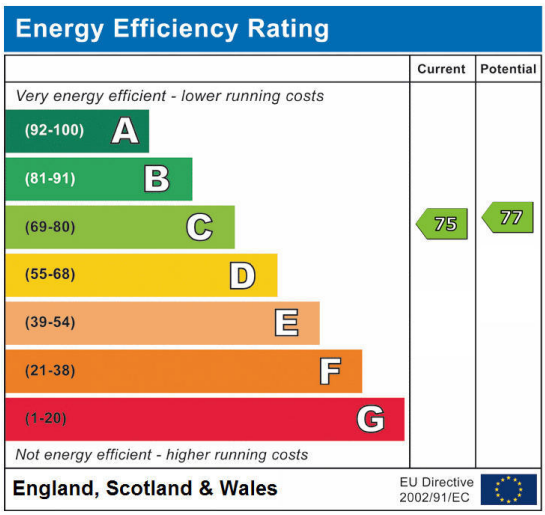
Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
Balcony = 7.7 sq m / 83 sq ft
Total = 98.9 sq m / 1065 sq ft



Third Floor

Madison Brook

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BleuPlan



Rayleigh Road, London, ., E16 1AX

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.