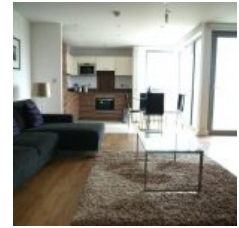


4 Bramwell Way, London, E16 2FJ - £525,000



DPR is delighted to introduce this exquisite duplex apartment with two bedrooms and two bathrooms, located in the Waterside Park development at Royal Docks. It is conveniently situated just a short walk away from Pontoon Dock DLR station.

The apartment features a well-equipped integrated kitchen and floor-to-ceiling windows that provide ample natural light. Additionally, residents can enjoy the advantages of a 24-hour concierge service and a high-speed fiber optic broadband connection. Furthermore, this property also offers access to a gym facility.

Location

Nearby transportation options include Pontoon Dock DLR Station, just a 2-minute walk away, granting convenient access to Canning Town (Jubilee line) and offering a one-stop route to London City Airport.

For those using a vehicle, the property's location allows for swift and straightforward access to major routes including the A1020, A12, A13, and M25, facilitating travel to Canary Wharf, the City, and Central London.

The service charge is approximately £2,800 per annum

Ground rent is approximately £350 per annum

Leasehold approximately 114 years remaining

Overview

- 2 Bed
- Bath

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		