



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

## BARRIER POINT ROAD DOCKLANDS



OIEO **£500,000 FOR SALE**

REF: 2833358

### **2 Bed, Purpose Built Apartment, Private Terrace & Communal Garden, 1 Underground Parking Space**

Ensuite - Minutes To Light Rail Station - Storage Space - Two Double Bedrooms - River Front - Easy Commute into the City

A stunning two bedroom apartment in a modern, award winning, river front development, benefiting from a gorgeous leafy green view; a superb, modern, fully fitted, semi-open-plan kitchen; an ensuite shower room in the main bedroom. Located a 5 minute drive from London City Airport. This spacious, light ground floor apartment is a must view! On Entrance, you find yourself in a long hallway, leading into two spacious double bedrooms, a family bathroom, and ending with a large reception / kitchen... [continued below](#)

**Train/Tube** - Pontoon Dock, West Silvertown, Silvertown and London City Airport, Custom House

**Local Authority/Council Tax** - Newham

**Tenure** - Leasehold

**ludlowthompson**



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# BARRIER POINT ROAD DOCKLANDS



Kitchen



Reception



Reception



Hallway



Main Bedroom



Ensuite



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# BARRIER POINT ROAD DOCKLANDS



Main Bedroom



Hallway



Bathroom



Bathroom



Hallway



Bedroom 2



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# BARRIER POINT ROAD DOCKLANDS



Reception



Kitchen



Exterior



Exterior



# BARRIER POINT ROAD DOCKLANDS



**Barrier Point Road, London, E16**  
Approx. Gross Internal Area = 83.5sqm / 898.8sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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On Entrance, you find yourself in a long hallway, leading into two spacious double bedrooms, a family bathroom, and ending with a large reception / kitchen. The apartment boasts an exquisite modern finish with chic wood flooring, stylish kitchen and bathroom fittings, and large, wonderful windows that flood the place with warm natural light. The rooms are bright and airy. The main bedroom contains a built-in wardrobe and has a superb ensuite shower room.

Beautifully situated right by the Thames! Moments from Thames Barrier Park, a 5 minute walk from 5 min Pontoon Dock DLR station and very close to London City Airport; this property is conveniently located, within easy reach from Greenwich or the heart of the City, and surrounded by local amenities, including supermarkets, cafes, restaurants and more. The Royal Wharf ferry terminal is also within a 10 minute walk.

This property has been virtually staged but all measurements true to size

### Tenure Details

Tenure - Leasehold

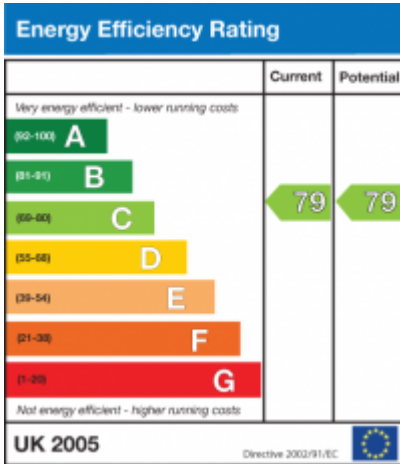
Lease Length - 978 years

Service Charges - £4101.12 per year

Ground Rent - £434.30 per year



# BARRIER POINT ROAD DOCKLANDS





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CALL 020 8981 2670

REF: 2833358

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2833358

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.