



Western Beach, Hanover Avenue, E16

Guide price **£525,000** | Leasehold



Western Beach, Hanover Avenue, E16

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Riverside Development
-  Allocated Parking Space
-  Local Amenities
-  24-Hour Concierge
-  0.1 MI West Silvertown

A fantastic two bedroom apartment with a large, wraparound balcony offering extensive dockside views on two sides. The property also has a private, covered parking space and is set within the landmark Western Beach development on the edge of London's Royal Docks.

Beautifully presented throughout, with great attention to detail, this well planned space provides bright spacious accommodation and an enviable waterside setting. The impressive open plan reception room is flooded with natural light from the extensive floor to ceiling glazing and opens directly onto the generous wraparound balcony enjoying far reaching views across the surrounding Royal docks.

The stylish kitchen is seamlessly integrated into the living space and the two well proportioned bedrooms offer direct access onto the large balcony, both offering dock views and natural light. A contemporary bathroom and excellent storage complete the

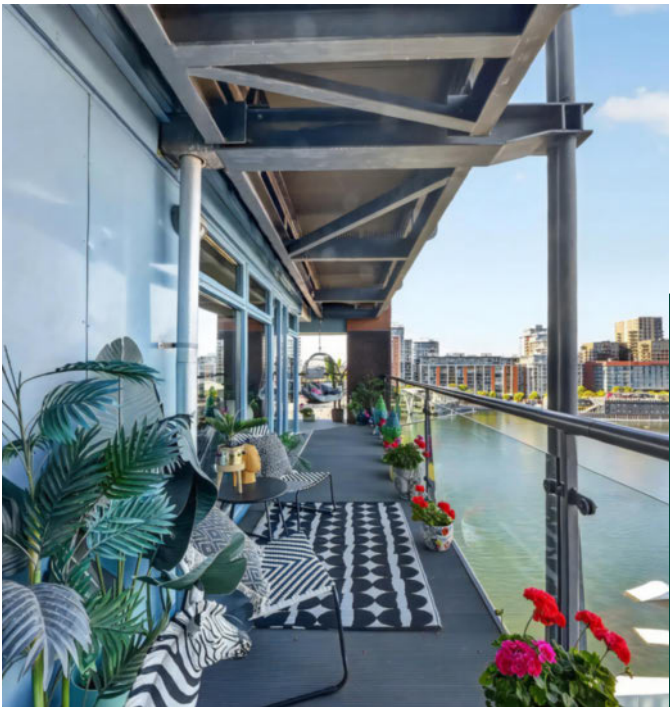
apartment.

Western Beach building sits at the gateway of London's Royal Docks and has a unique, commanding position. It has a two-storey terraced gardens, car parking at ground level and 24-hour concierge services. It was designed by Gardner Stewart Architects.

The property has access to excellent public transport options as is a short distance away from Royal Victoria DLR station (for Custom House and Elizabeth Line), West Silvertown DLR station (for London City Airport), and the Emirates Air Line (cable car). The A13 and North Circular is easily accessible from this location.

The Royal Victoria Dock location is home for the new London City Hall. The Mayor of London and London assembly now occupy the iconic Crystal building on the western edge of the docks.

Tenure:	Leasehold (169 years remaining)	Local Authority:	Newham
Ground Rent:	£627 p.a.	Council Tax Band:	F
Service Charge:	£3,700 p.a.	EPC:	C

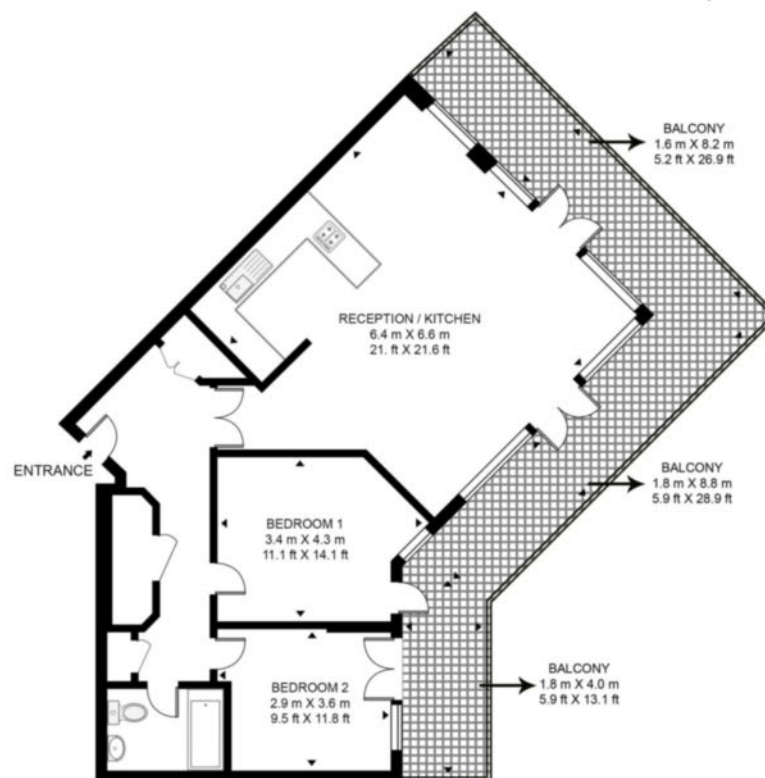


Floorplan

945 sq ft | 87.8 sq m



WESTERN BEACH, 36 HANOVER AVENUE, E16
APPROXIMATE GROSS INTERNAL FLOOR AREA 945 SQ.FT (87.8 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Docklands

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