



20 Armada Way, London, E6 7AF

Guide Price £525,000

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- EPC RATING 87B
- TWO RECEPTIONS | THREE BEDROOMS | TWO BATHROOMS (ONE EN-SUITE)
- OFFERED CHAIN FREE!
- COMMUNAL WORK SPACE & RESIDENTS LOUNGE
- c241 YEARS LEASE REMAINING

A three-bedroom apartment with a 24 hour concierge service located in the sought-after Gallions Reach development on Armada Way, London offering views towards the river Thames from reception and all bedrooms.

This purpose-built flat, constructed in 2020, offers a generous living space of 1,006 square feet, making it an ideal choice for families or professionals seeking comfort and convenience.

Upon entering the property, you will find two well-proportioned reception rooms. The modern design and layout ensure that natural light floods the living areas.

The apartment features three spacious bedrooms, along with two contemporary bathrooms (one en-suite) that offer both style and functionality.

Other benefits include a private residents Wi-Fi lounge and reception area as well as manicured communal gardens.

The Gallions Reach development is known for its excellent amenities and vibrant community, making it a desirable location for those looking to enjoy the best of London living. With easy access to local transport links connections i.e. 20mins to Canary Wharf, 35 minutes to Bank/Liverpool street, bus stops, two large retail parks nearby and parks, residents can enjoy a balanced lifestyle that combines urban convenience with the tranquillity of nearby green spaces.

Local Authority: Newham
Tax Band: F

- IMMACULATEDLY PRESENTED MODERN BUILD APARTMENT (NHBC until NOV 2030)
- *VIRTUAL TOUR AVAILABLE*
- COMMUNAL GARDENS
- OVER 1,000 SQft OF LIVING SPACE!
- CLOSE TO GALLIONS REACH STATION AND RETAIL PARKS



ENTRANCE

Via secure video entry system into communal lobby with access to bike store and mail boxes, stairs and lifts to seventh floor with own front door into:

Entrance hall with; wood flooring, spotlights to ceiling, two generous storage cupboards, wall mounted thermostat, doors to:

LOUNGE AREA

18'0" x 9'0" (5.49m x 2.75m)

Double glazed window to flank and rear, double glazed French doors to Juliette balcony, light, part wood and part tiled flooring, underfloor heating, door to Office/Dining Room, opening to:

KITCHEN AREA

10'6" x 12'6" (3.20m x 3.80m)

Fitted high gloss wall and base units from London designer Urban Myth, stone work surface with glass backsplash, one bowl undermounted sink, four ring hob with extractor hood over and oven grill below, integrated Smeg fridge freezer, integrated Smeg dish washer, integrated Smeg washing machine, wood flooring, spotlights to ceiling

OFFICE/DINING ROOM

11'4" x 12'0" (3.46m x 3.65m)

Double glazed window to flank with fitted blind, wood flooring, spotlights to ceiling, under floor heating

BEDROOM ONE

9'2" x 13'9" (2.80m x 4.20m)

Double glazed French doors to Juliette balcony to front, fitted blind, fitted carpet, fitted cupboard, light, underfloor heating





EN-SUITE SHOWER ROOM

Suite comprising; Countertop hand wash basin with vanity under, low level WC with hidden cistern, walk-in shower enclosure with rainfall effect shower over, chrome plated heated towel rail, spotlights to ceiling, partly tiled walls, tiled flooring with underfloor heating, fitted wall units

BEDROOM TWO

11'0" x 10'6" (3.35m x 3.20m)
Double glazed window to front with fitted blind, fitted carpet, light, under floor heating

BEDROOM THREE

9'10" x 9'0" (3.00m x 2.75m)
Double glazed window to front with fitted blind, fitted carpet, light, under floor heating

BATHROOM

Suite comprising; Countertop hand wash basin with vanity under, low level WC with hidden cistern, bathtub with shower screen and rainfall effect shower over, chrome plated heated towel rail, spotlights to ceiling, partly tiled walls, tiled flooring with under floor heating, fitted wall units

EXTERIOR

Access to communal workspace and communal gardens

LEASE INFO

Ground Rent: £400pa
Service Charge: £3,964
Lease: 241 Years Remaining

Agents Note

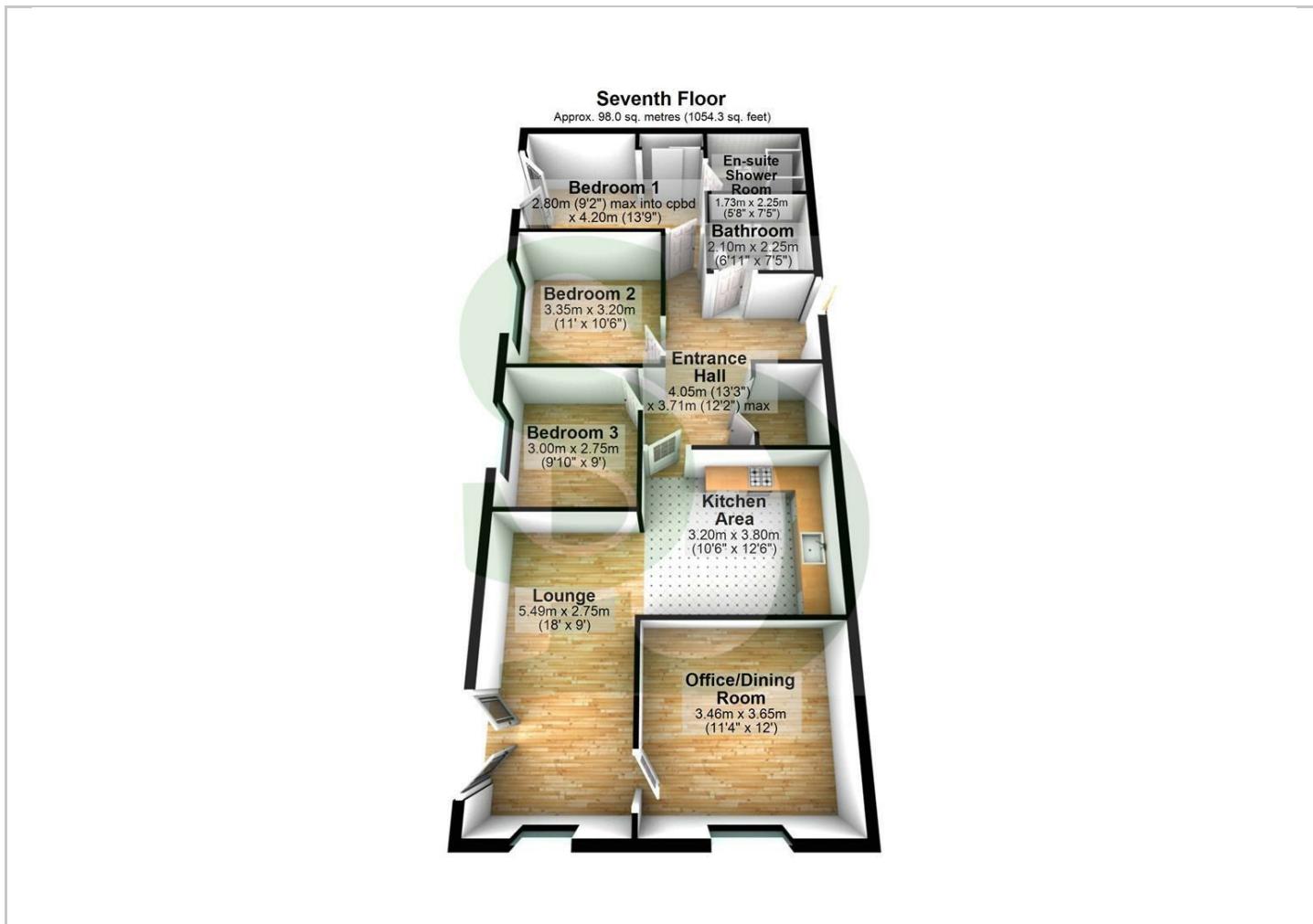
None of the services or appliances have been tested by Sandra Davidson Estate Agents



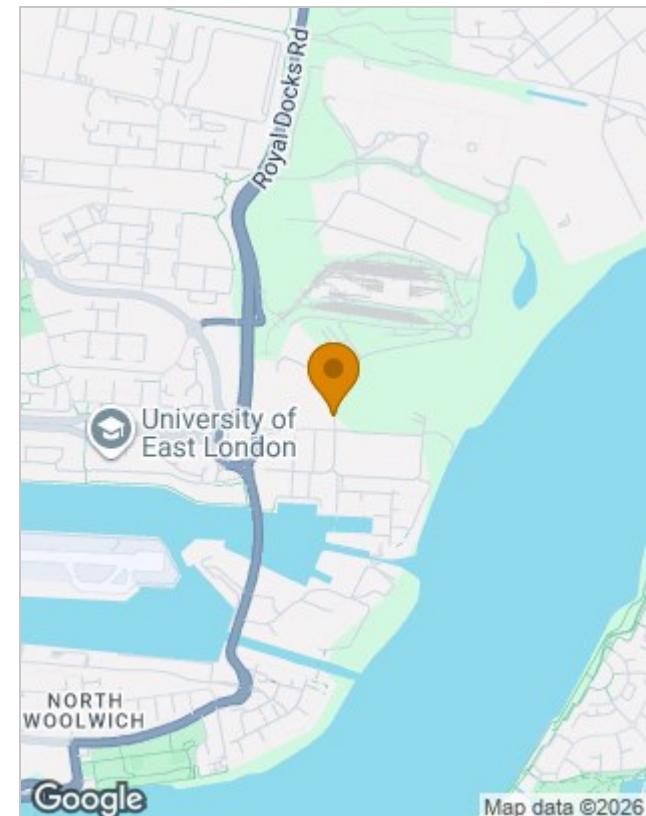




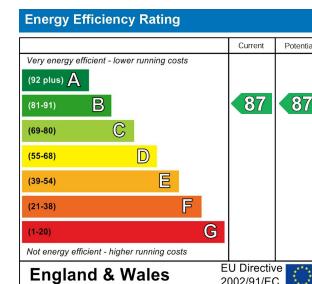
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.