



Eden Place, Royal Victoria, E16

Asking Price: £525,000

Benham
& Reeves

Eden Place, Royal Victoria, E16

 1 Bedroom  1 Bathroom  Leasehold

This beautifully designed one bedroom apartment is located on the eighth floor of the prestigious Royal Eden Docks development at Queen's Cross, E16. Finished to a luxury standard throughout, the apartment features elegant herringbone flooring across the main living areas and soft carpeting in the bedroom, creating a stylish yet comfortable living environment.

The property offers a spacious open-plan kitchen, living and dining area with modern integrated appliances and a contemporary finish. The bright double bedroom provides a calm retreat and benefits from fitted storage and plush carpeting. A sleek, modern bathroom is finished to a high specification, while a private west-facing balcony offers additional outdoor space, ideal for relaxing and enjoying views of the surrounding docklands.

Residents of Royal Eden Docks benefit from an impressive collection of amenities, including a 24-hour concierge service, a fully equipped gym, spa facilities with sauna and steam room, a 20-metre swimming pool, private cinema, co-working lounges and beautifully landscaped gardens with a rooftop running track. Each apartment within the development also enjoys private outdoor space, promoting a balance of comfort, wellness and modern city living.

The development is ideally located just a short walk from Custom House station, served by the Elizabeth Line and DLR, providing excellent connections across London. Canary Wharf can be reached in approximately three minutes, the City in under ten minutes and Westfield Stratford in around fifteen minutes. London City Airport is also within easy reach. Surrounded by riverside walks, local cafés and restaurants, this apartment offers stylish dockside living combined with outstanding transport links and lifestyle amenities.





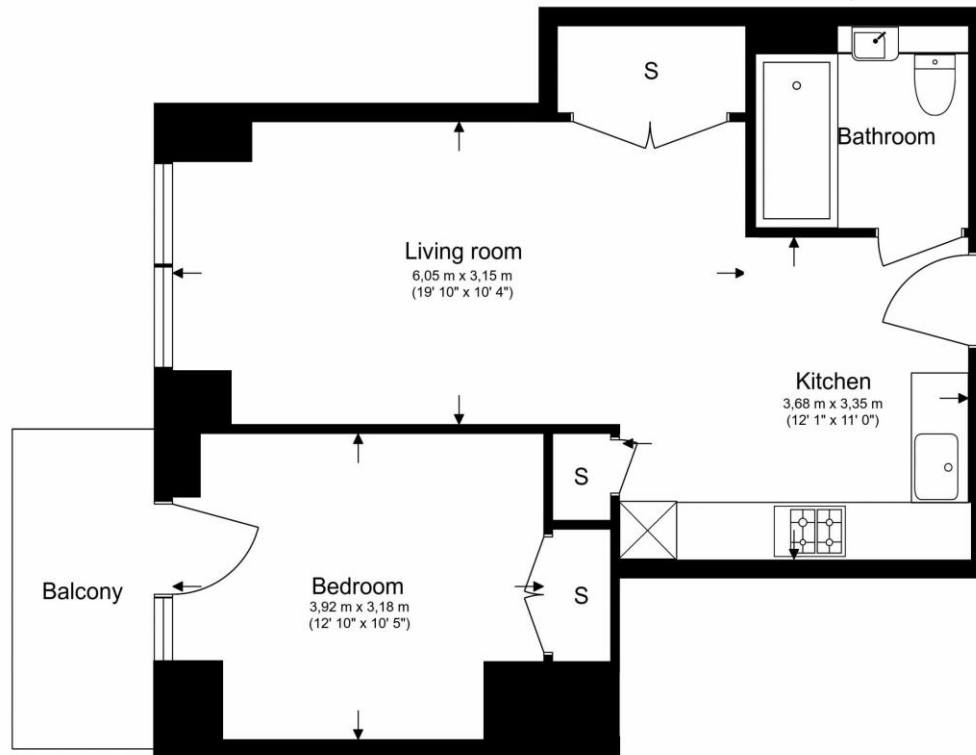
Property Features:

- One Bedroom
- One Bathroom
- West-Facing Balcony
- 24-hour Concierge
- Swimming Pool, Sauna and Steam Room
- Gym With Peloton Room
- Flexible Workspaces And Meeting Room



8th Floor

Total Gross Internal Area
50.7 Sq/m - 546 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 01/01/2199 Approximately 172 Years Remaining
Ground Rent:	N/A
Service Charge:	£2,724.00 (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260064

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Singapore | South Africa | Turkey

