



Bawley Court, Magellan Boulevard, Gallions Reach, E16

Asking Price: £375,000

 Benham
& Reeves

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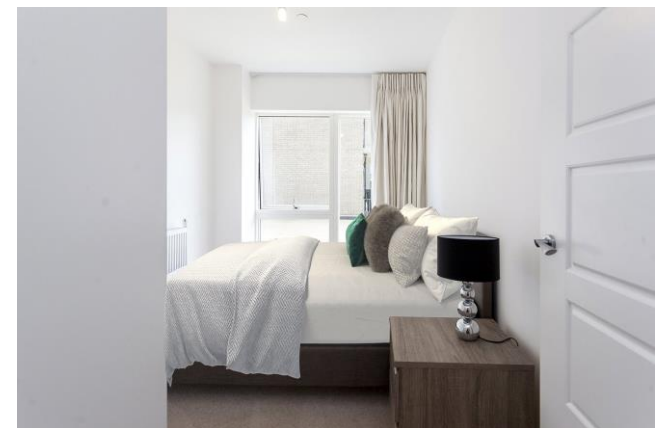
 2 Bedrooms  1 Bathroom  Leasehold

This fabulous property arranged over 717 square feet consists of a bright double aspect open plan reception room with a large private terrace, modern fitted kitchen, two double bedrooms and a family bathroom. The development offers 24-hour concierge and one car park bay.

Set in the heart of the Royal Dockside regeneration area, Bawley Court benefits from all the exciting new opportunities that have been brought to the area and is urban living at its very best. With new projects planned for the Royal Docks area, such as the Asian Business Port and Crossrail (at Custom House station around 7 minutes away on the DLR), Bawley Court offers an opportunity to secure a property in a rapidly developing and exciting part of London.

This peaceful property location is situated 0.2 miles from Gallions Reach station, giving access to Canary Wharf in around 18 minutes and The City in 30 minutes.

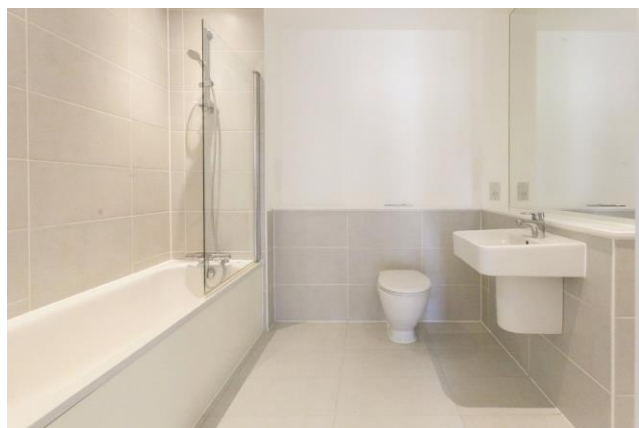
For travels further afield City Airport is a little over a mile away.



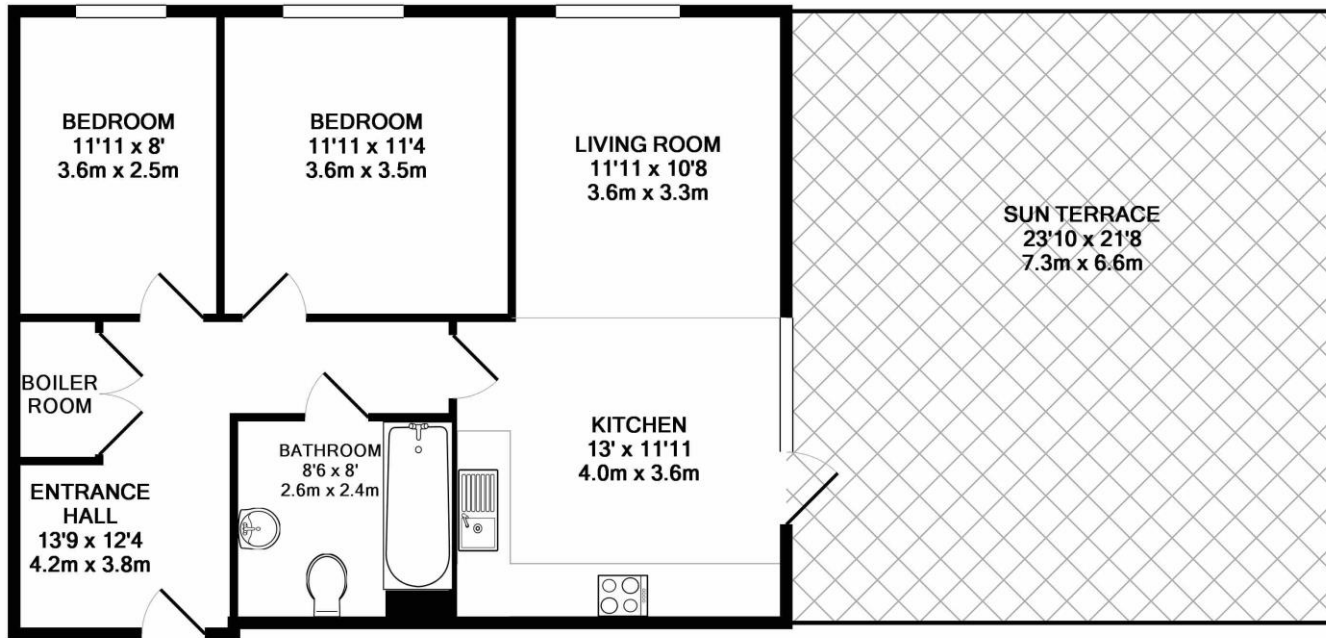


Property Features:

- Two Bedrooms
- One Bathroom
- Open Plan Living
- Private Terrace
- Ground Floor
- 717 Square Feet
- 24-hour Concierge
- One Underground Car Park Bay
- 0.4 miles from Gallions Reach DLR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



52BC.E16
 TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£375,000
Tenure:	Leasehold Expires 17/08/2205 Approximately 179 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,640.00 (per annum) 01.04.2026 - 31.03.2027
Anticipated Rent:	£2,000.00 pcm Approx. 6.4% Yield

Viewings:

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

Our reference: BEA220211

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