



Bawley Court, Magellan Boulevard, Gallions Reach, E16

Asking Price: £360,000

 Benham
& Reeves

Bawley Court, Magellan Boulevard, Gallions Reach, E16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb, state of the art and exceptionally spacious penthouse apartment, offered chain free.

The property features two generously sized double bedrooms, including a principal bedroom with en suite bathroom, as well as a separate full family bathroom. Both bedrooms are well proportioned and offer ample space for furnishings. The modern, fully fitted kitchen includes integrated appliances and a designated dining area, flowing into a large open plan living space with open aspects and access to a private south facing balcony with views of the River Thames.

Finished to an excellent standard throughout, the apartment also benefits from secure allocated parking.

Royal Dockside is ideally positioned along the River Thames and is just a short walk from Gallions Reach DLR station, providing direct services to Tower Gateway in approximately 20 minutes, with convenient connections to Canary Wharf and Bank.

- Two Bedrooms
- Two Bathrooms
- Top floor
- Open-plan Kitchen with fitted appliances
- South-Facing Private Balcony
- Allocated Parking
- Set within a modern development with lift access



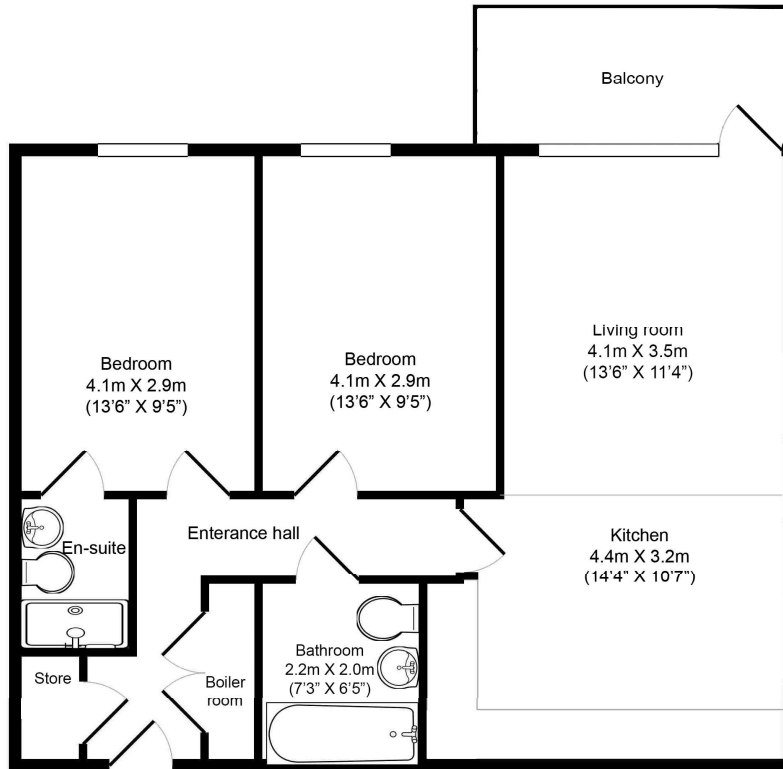
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Total Gross Internal Area
67.9 Sq/m - 731 Sq/ft



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:	£360,000
Tenure:	Leasehold Expires 25/05/2205 Approximately 179 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,700.00 (per annum) From April 2026 To March 2027
Anticipated Rent:	£2,200.00 pcm Approx. 7.3% Yield

Viewings:

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

Our reference: CWH250345

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