



A bright and airy apartment which spans to approximately 803 sq ft internally. The property has been well presented throughout and offers views directly overlooking the dock.

Boyd Building, 13 Hudson Way, Newham, London, E16

£469,900 Leasehold (119 years remaining)

savills

- Modern two bedroom apartment
- Bright and airy throughout
- Top floor apartment
- Amazing views
- Concierge

Description

Making an ideal first time purchase is this modern two bedroom apartment which was constructed in 2016. Positioned upon the sixth floor, this immaculate unit offers a generous amount of living space and benefits from great natural lighting throughout due to the units south west facing aspect.

Internally, there is a generous open plan living area, which leads out to a private balcony which provides impressive views over the dock, and towards the Canary Wharf skyline. Additionally, there are two spacious double bedrooms which both boast fitted wardrobes, two quality bathroom suites, plus there is a concierge service.

Local Information

Royal Albert Wharf is situated within 0.2 miles of Gallions Reach station, giving access to Canary Wharf in around 18 minutes and the City in less than 30 minutes. For those travelling further afield, City Airport is in easy reach by the DLR. Supermarkets, shopping and entertainment are close by at the Gallions Shopping Centre, approximately a mile away.

All times and distances are approximate.

Please note: We have received confirmation from the owner of this property that an EWS1 form has been provided by the Freeholder.

Tenure

Leasehold (119 years remaining)

Local Authority

London Borough of Newham

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.





Boyd Building, 13 Hudson Way, Newham, London, E16
Gross Internal Area 803 sq ft, 74.6 m²

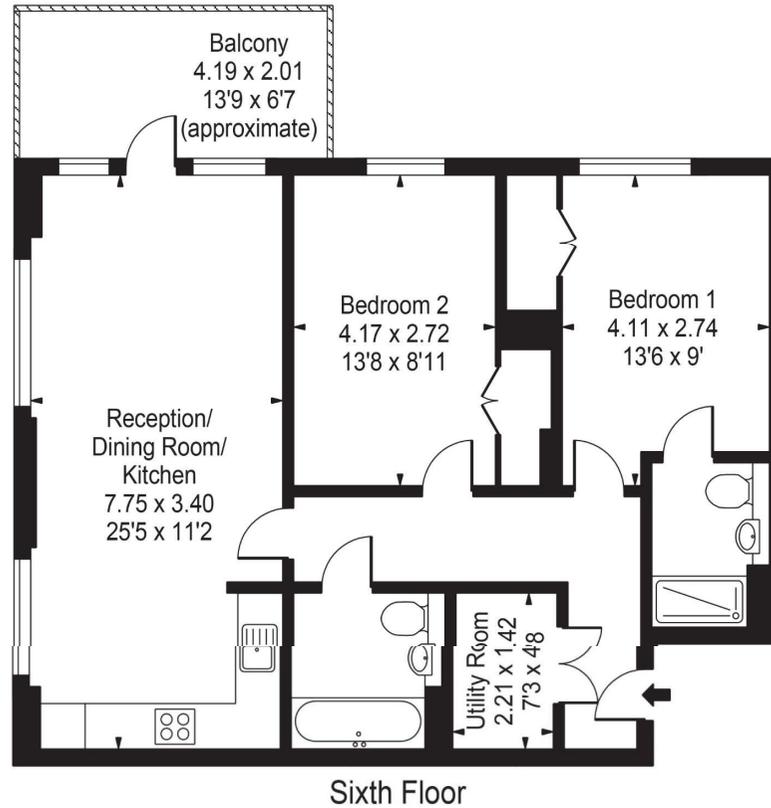
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Boyd Building

Gross Internal Area(Approx)
 Total = 74.60 Sq m / 803 Sq ft
 For Illustration Purposes Only - Not To Scale
 Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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