



## Bramwell Way, Pontoon Dock, E16

Asking Price: £360,000

 Benham  
& Reeves



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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the third floor, this stylish apartment offers 581 square feet of well-designed living space. The property features a contemporary open-plan kitchen and living area, a generous master bedroom, a spacious bathroom, and a private balcony, perfect for relaxing or entertaining.

Residents benefit from a 24-hour concierge service and access to an on-site gym, all within the sought-after Waterside Park development. Ideally located next to the beautifully landscaped Thames Barrier Park, the area also offers convenient amenities including a Sainsbury's Local and local cafés just moments away.

Excellent transport links are nearby, with Pontoon Dock DLR Station providing easy access to Canary Wharf and the City, while direct bus routes connect to Stratford City, including Custom House for the Elizabeth Line.

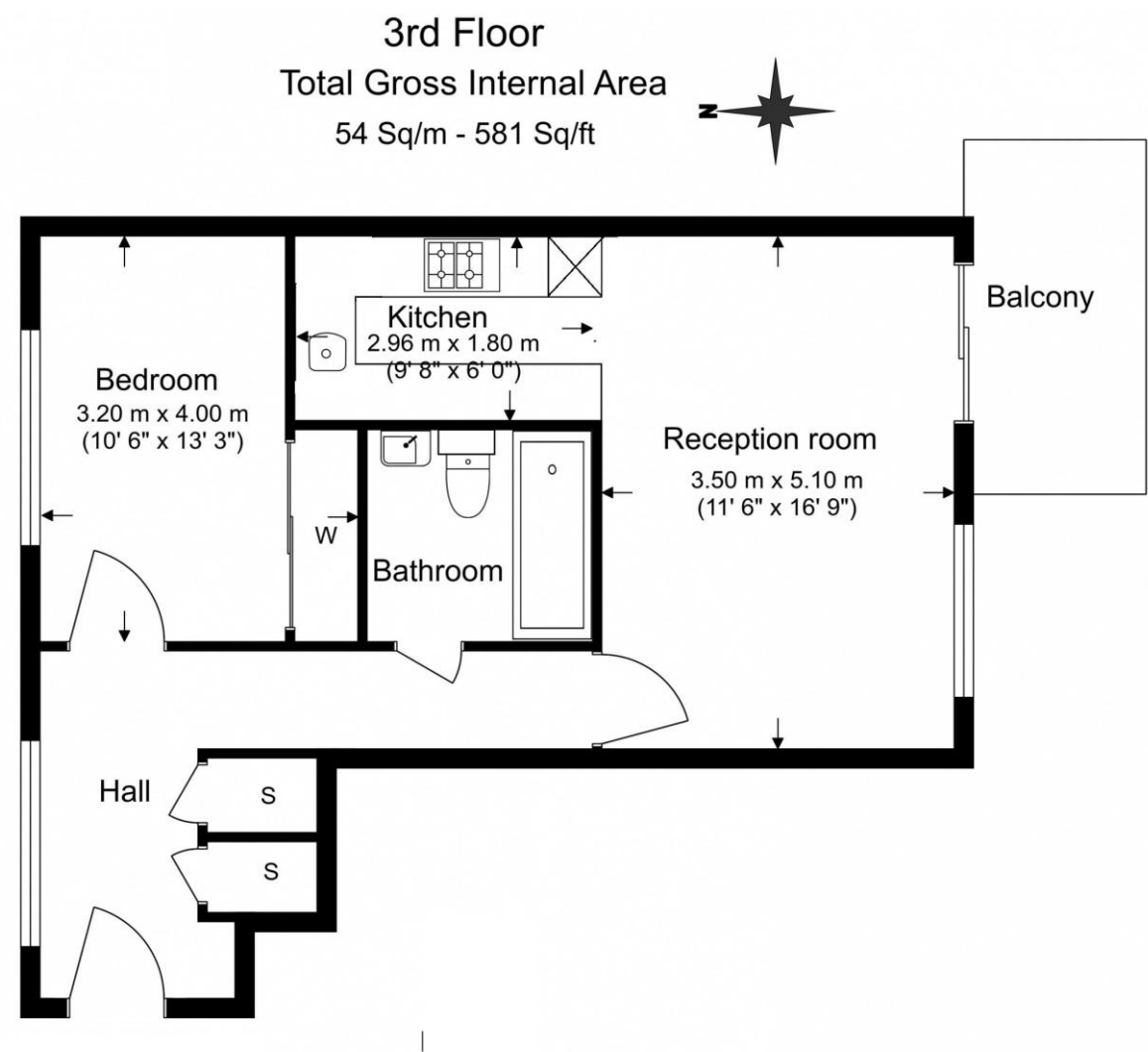




## Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- 581 Square Feet (Approx.)
- Large Balcony
- 24h Concierge
- Gym
- Close Proximity to Pontoon Dock DLR Station





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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 01/06/2140 Approximately 114 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2025
Service Charge:	£2,313.22 (per annum) For the year 2025

## Viewings:

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

Our reference: CWH250245

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