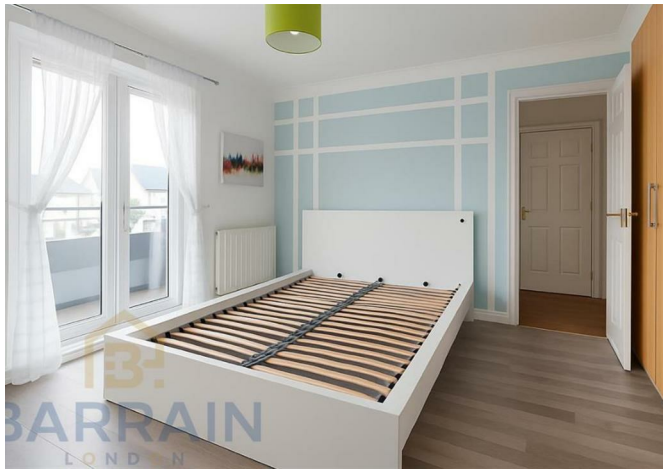




9 Wesley Avenue, London, E16 1SY

£360,000



## 9 Wesley Avenue, London, E16 1SY

£360,000

This very attractive two bedroom apartment comes with excellent views of the lock, a garage and parking space. Large double bedrooms, chic decor, and a modern integrated kitchen create a bright and airy space throughout.

West Silvertown DLR station is less than a five minutes walk, so enjoying the sights and sounds of Canary Wharf or Stratford, and commuting to work the City is fast and easy. In fact the whole of London is at your feet, because the Elizabeth Line connection at Custom House station is only a 20 minutes walk away. And for those with vehicles, this property comes with parking and a private garage, and is very well connected by road -- Silvertown tunnel is a two minute drive, providing access south of the Thames to the A2, A20, the South Circular and M25 (but, of course, on the north side of the river, the A12, A13, and North circular are very conveniently got to, also).

The Britannia Village development where the flat is located is located in Royal Docks area, where surrounding amenities include local bars, restaurants, the Excel centre. Canary Wharf is within easy reach, and the IFS Cloud Cable Car is just a short walk away, connecting you to the O2 Arena & Thames Clipper. Custom House DLR & Elizabeth Line are also nearby.

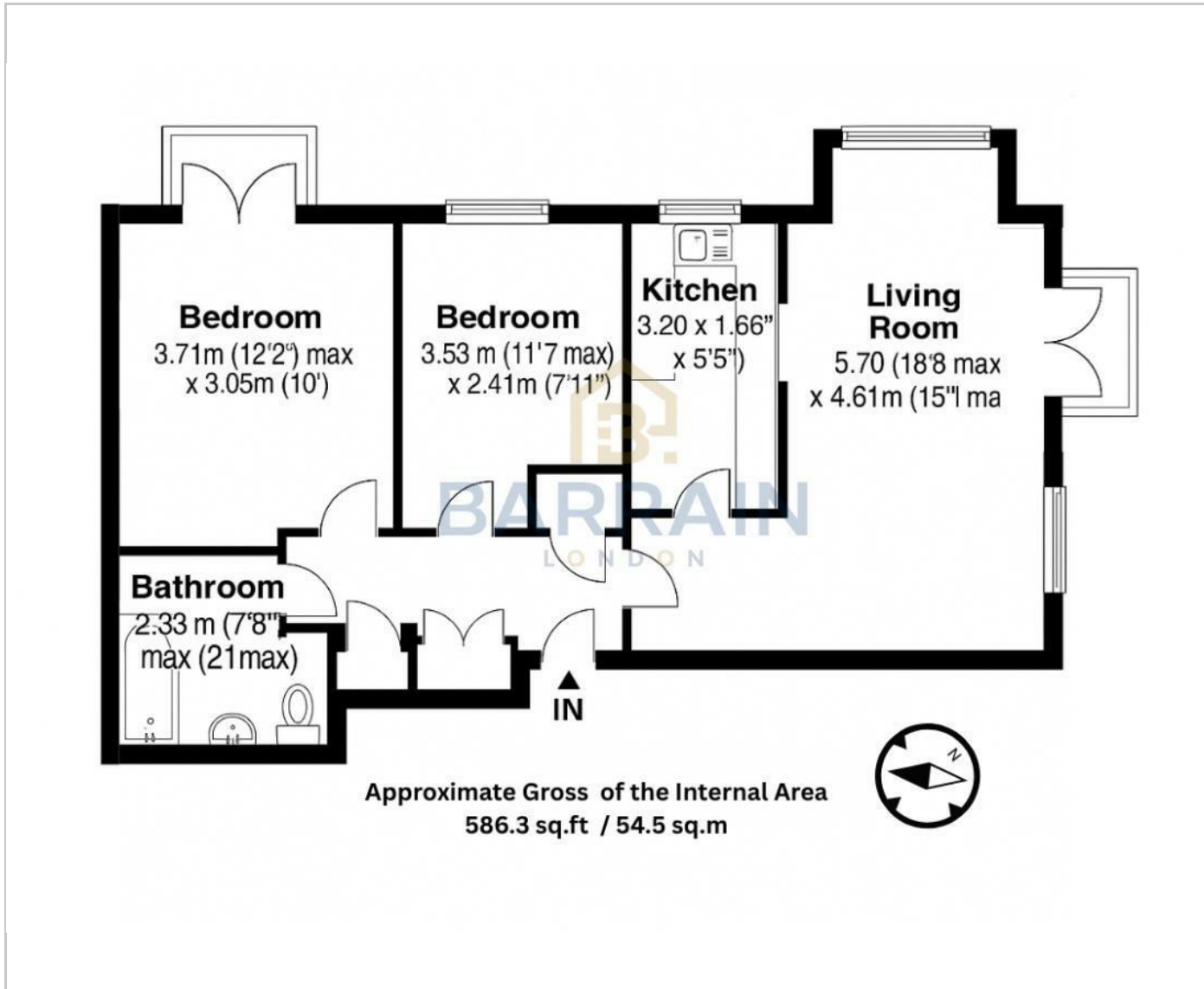
## Key Features

- Spacious 2 bedroom flat in great condition!
- Less than 5 minutes walk to West Silvertown DLR station!
- Parking & garage!
- Excellent balcony views of the lock!
- Less than 10 minutes walk to the pretty Thames Path walk!
- 2 minutes drive to the Silvertown Tunnel!
- No onward chain!

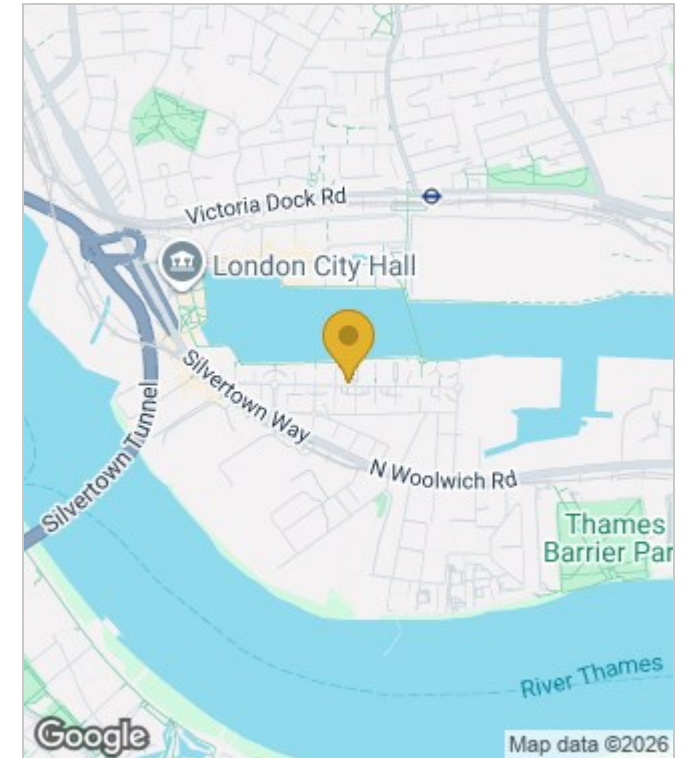


Council Tax Band: C

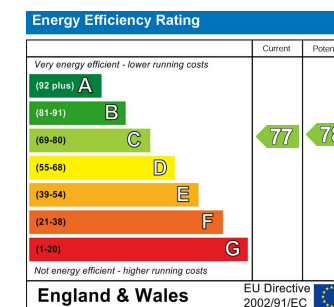
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.