

# Lifestyle Property



## Boyd Building

, Frobisher Yard, Royal Docks, London, E16 2GY

# Rental £1,900 pcm

2 bedroom Flat / Apartment available 10 July 2024

Ebb Court, 1 Albert Basin Way, , E16 2QN  
[docklands@lpagents.com](mailto:docklands@lpagents.com)

## 0207 476 5831

### Opening Times

Mon 09.30 - 18.30; Tues 09.30 - 18.30  
Wed 09.30 - 18.30; Thurs 09.30 - 18.30  
Fri 09.30 - 18.30; Sat 09.30 - 18.30; Sun Closed

# Lifestyle Property

- \* Furnished
- \* Balcony

- \* 2 Bedroom Apartment
- \* Concierge

- \* 2 Bathrooms
- \* Close to Gallions Reach DLR Station

## Situation

Lifestyle Property are delighted to market this fantastic 2 bedroom, 2 bathroom apartment located within Royal Albert Wharf which is just a short walk to Gallions Reach DLR Station. Property consists of spacious open plan kitchen and living room, balcony with wonderful views of Royal Albert Dock, 2 good sized double bedrooms with en-suite to master and family bathroom. Wooden flooring throughout with carpeted bedrooms. The apartment comes fully furnished. Royal Albert Wharf, boasts Co-op supermarket, coffee shop and concierge.

## Accommodation

All measurements are approximate.

## Further Information

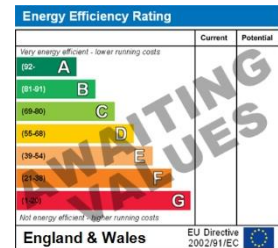
The deposit required is £2,192.30

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Company

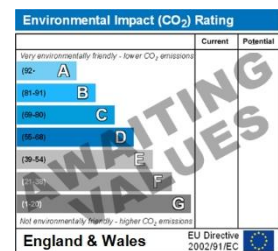
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-6315

Creation Date: 26/06/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lifestyle Property, 2024. Lifestyle Property Registered in England No. 6531741