

#### 99Home Ltd.

99Home Ltd, Sutton Business Centre, Restmor Way, Wallington, SM6 7AH,

Phone :0203 5000 999

Email

:info@99home.co.uk

# 2 Bed Flat In Gainsborough House 7 Victory Place, London, E14 8BG £615,000











#### SHORT DESCRIPTION

Property Ref: 14793 Nestled in the sought-after Gainsborough House, this modern 2-bedroom, 2-bathroom apartment offers an exceptional living experience with stunning views overlooking the water. Boasting an open, airy layout, the property provides ample natural light and a tranquil atmosphere perfect for relaxation. The spacious living areas feature contemporary finishes throughout, while the kitchen is fully equipped with high-quality appliances, ideal for home cooking and entertaining. Both bedrooms are generously sized, with the master bedroom benefitting from an en-suite bathroom. The second bathroom is stylishly finished and easily accessible from the second bedroom and living areas. Residents can enjoy access to exclusive amenities including a well-equipped onsite gym, ensuring convenience and well-being are always within reach. The building also offers a concierge service for added peace of mind. The apartment comes with a secure, gated parking space, adding further ease to your daily routine. Located just a short walk from the train station, commuting is made simple and convenient. This exceptional property combines comfort, style, and practicality in a highly desirable location. Don't miss your chance to make this stunning waterfront apartment your new home. Contact us today for more details and to arrange a viewing! Key Features: 2 Bedrooms, 2 Bathrooms Stunning Views Overlooking the Water Modern, Open-Plan Living Area Fully Equipped Kitchen with High-Quality Appliances Master Bedroom with En-Suite Gated Parking Space Onsite Gym for Residents Concierge Service Short Walk to the Train Station Close Proximity to Local Amenities and Shops Secure, Well-Maintained Building Property Type: Flat Full selling price: £615000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 169 Yearly Ground Rent Cost: £350.00 Yearly Management Cost: £4563.88 Council tax band: F EPC rating: C Measurement: 796.529 sq.ft. Outside Space: Balcony Parking: Gated Heating Type: Night Storage Chain Sale or Chain Free: N/A Possession of the property: Self-Occupied ------

-----



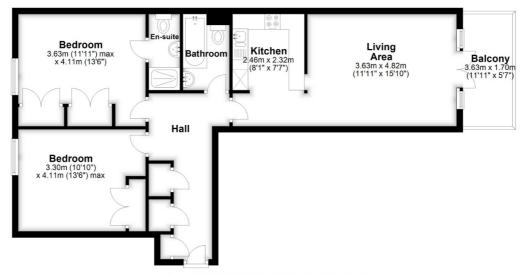




# **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

### Third Floor Approx. 74.2 sq. metres (798.5 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

## **EPC GRAPH**

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



**Disclaimer**: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)