

# Lifestyle Property



## The Mast

, 2 Albert Basin Way, London, E16 2QZ

# Rental £1,900 pcm

2 bedroom Flat / Apartment available 11 May 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
- \* Marina View

- \* 2 Bathrooms
- \* Secure Underground Parking

## Situation

Lifestyle are delighted to market this fantastic 2 bedroom, 2 bathroom apartment located just a few minutes walk to Gallions Reach DLR Station. Property consists of extremely spacious open plan kitchen living/dining room that is separated by a gorgeous marble island. Balcony overlooks Gallions Marina which allows for a beautiful water view. Kitchen is fitted with fridge freezer, dishwasher, cook, hob and extractor. Both bedrooms are excellent sizes with master including fitted wardrobes and en-suite bathroom. Hallway includes storage cupboard that houses washer/dryer and water cylinder with family bathroom also just off of hallway. Other aspects include under floor heating, air conditioning, underground secure parking and wooden flooring throughout with carpeted bedrooms. Royal Quay as development boasts 24hr concierge, convenience store, gymnasium and restaurant.

## Accommodation

All measurements are approximate.

## Further Information

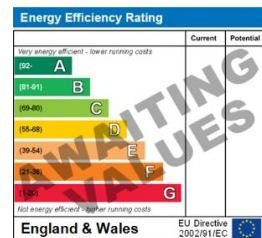
The deposit required is £2,192.30

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

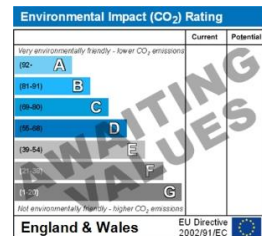
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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-6234

Creation Date: 28/03/2024

## 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