

WATERSIDE

## Gainsborough House, 7 Victory Place

London, E14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Well positioned one bed apartment facing Limehouse Marina EPC : C

Dock Facing | Balcony | Reception | One Bedroom | Gated Parking | Gymnasium

Asking Price £470,000 Leasehold

### Description

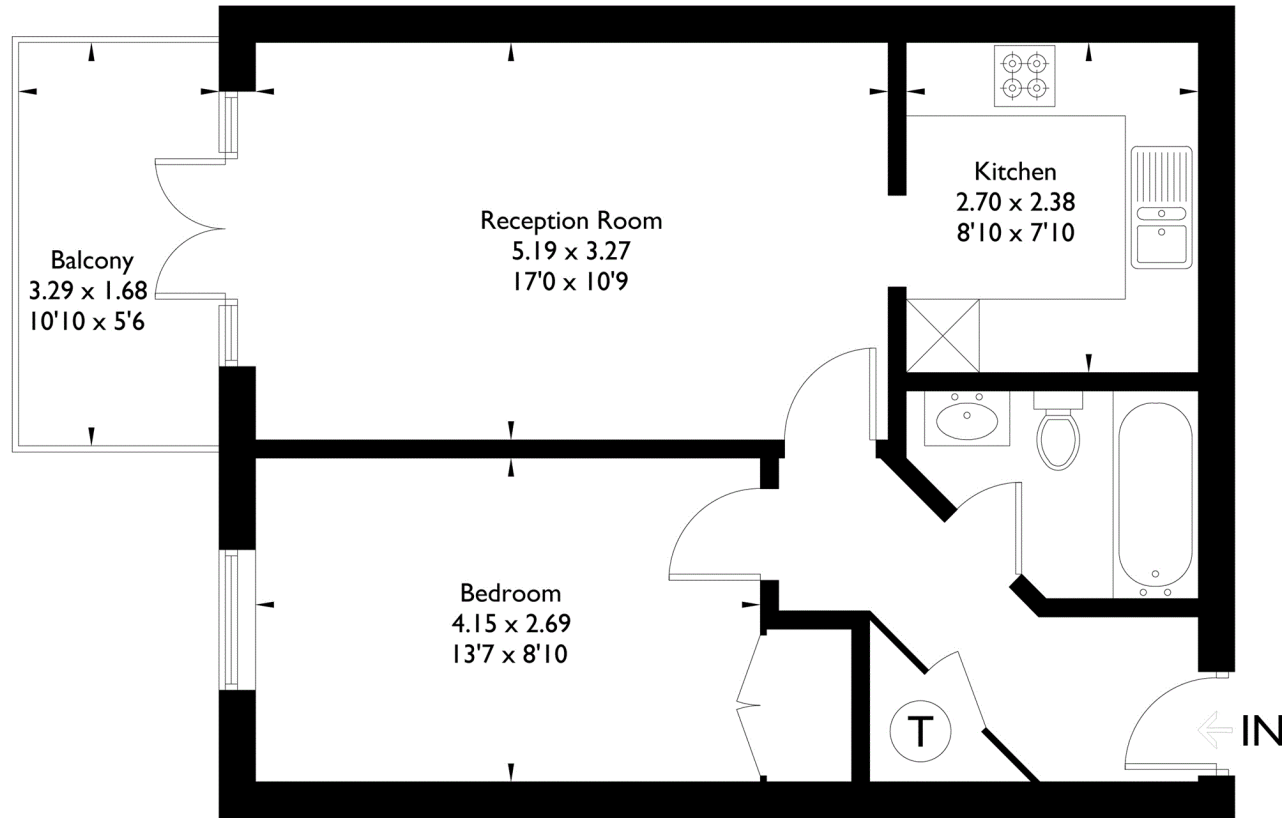
An exceptional dock facing apartment on the 1st floor of this sought after development located just off of Narrow Street. The property has a balcony facing directly onto the dock with outstanding views in a tranquil setting. There is private parking within the gated development along with a concierge. The property also benefits from no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Victory Place

Approximate Gross Internal Area  
47.3 sq m / 509 sq ft



## First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 166268

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

