

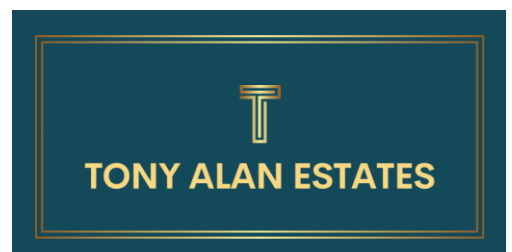


10 Jamestown Way

East India, E14 2DH

- Chain Free
- Approx. 1,071 SQ. FT (99 SQ. M)
- Two Spacious Double Bedrooms
- Private Balcony with River Thames and Canary Wharf Views

Offers Invited £495,000





THE PROPERTY:

Positioned within the sought-after Atlantic Court riverside development, this impressive two-bedroom, two-bathroom apartment offers over 1,070 sq. ft of beautifully presented internal living space, complemented by a private balcony enjoying spectacular views across the River Thames toward Canary Wharf.

The property's generous proportions and contemporary layout provide a bright, airy, and highly functional living environment. The expansive open-plan reception and dining area benefits from large windows and direct access to the balcony, creating the perfect setting for relaxation or entertaining guests. The modern fitted kitchen features high-quality appliances, ample cabinetry, and sleek worktops, offering both practicality and style.

The primary bedroom is notably spacious (20'1" x 15'7") and includes a full en-suite bathroom complete with bathtub, WC, and basin. A second well-proportioned double bedroom and a further modern family bathroom complete the accommodation. Neutral décor throughout enhances the sense of light and space, while thoughtful design ensures a calm, contemporary aesthetic.

Residents benefit from a 24-hour concierge and porter service, secure underground parking, and well-maintained communal areas. The development's tranquil riverside setting combines modern

convenience with a relaxed lifestyle ideal for professionals, families, or investors.

Offered chain free, it represents a superb option for those seeking a bright, spacious home with river views in a prime East London location.

LOCATION:

Ideally located within walking distance of East India DLR Station, Atlantic Court provides fast and direct connections to Canary Wharf, The City, and Stratford. The surrounding area offers picturesque riverside walks, local parks, and an excellent selection of cafés, shops, and amenities.

This highly desirable riverside enclave combines peace and privacy with exceptional accessibility, creating an outstanding balance of lifestyle and connectivity.

PROPERTY DESCRIPTION DISCLAIMER:

Tony Alan Estates act as the seller's agent for this property. The details contained within this listing are provided for general guidance only and do not form part of any offer or contract. Every care has been taken in preparing the property information; however, the accuracy of the description, floor plans,

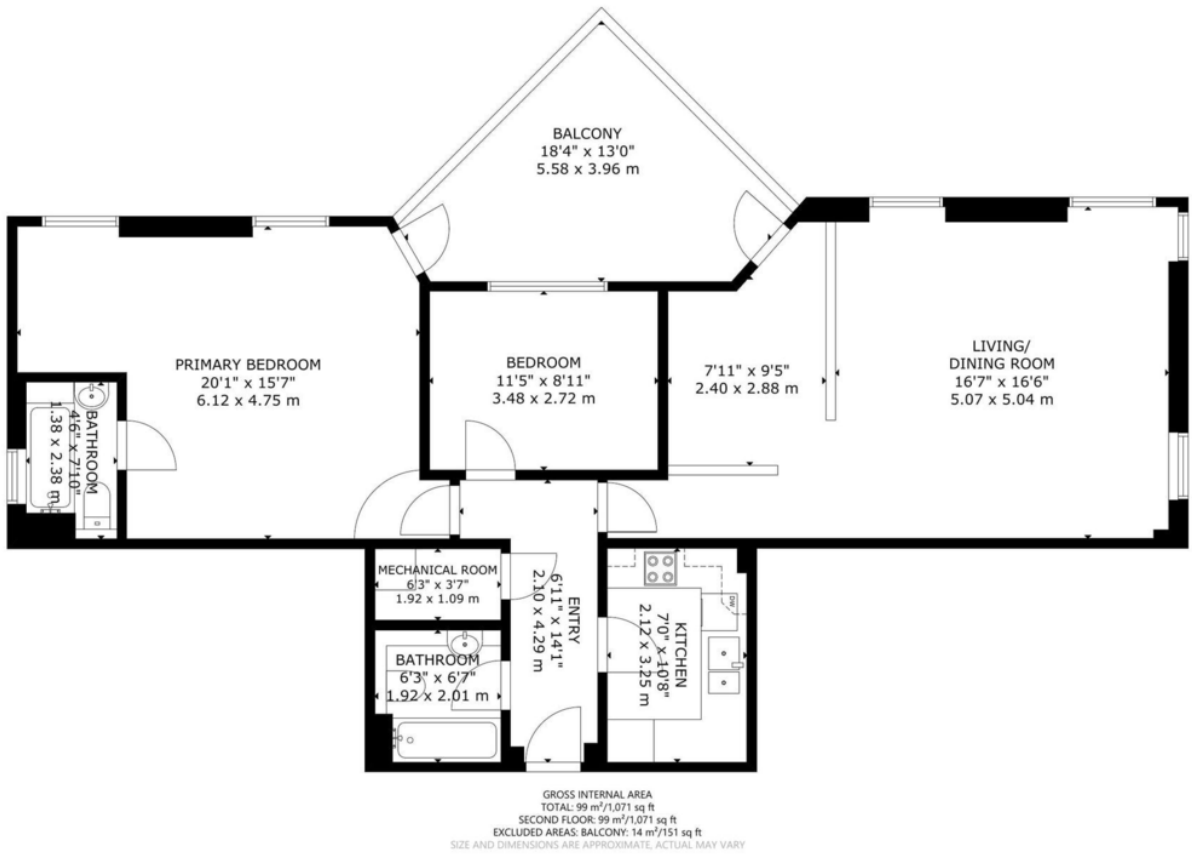
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The seller has confirmed the information provided, unless marked as a draft. Tony Alan Estates may not have visited or measured the property directly, and some details may have been supplied by the vendor. Any fixtures, fittings, appliances, or services referred to have not been tested and no warranty is given as to their condition or functionality.

If you require clarification on any point, please contact our office before making arrangements to view or submit an offer. All formal enquiries, including legal and structural matters, should be directed to your appointed solicitor or surveyor.

In accordance with UK legislation, successful buyers will be required to complete anti-money laundering (AML) and proof of funds checks before a memorandum of sale can be issued. Tony Alan Estates may use an approved third-party provider to carry out these checks, and a non-refundable fee may be payable directly to that provider.





SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band G

TENURE

Leasehold

LOCAL AUTHORITY

Tower Hamlets London Borough Council

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 230 St Paul's Road
 London
 N1 2LJ

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E: sales@tonyalan.co.uk
W: www.tonyalan.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements