



1 Douglas Path, London, E14 3GR

Price:
£ 325,000

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1 bedroom - Flat apartment

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OVERVIEW

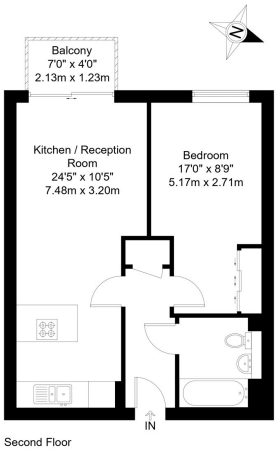
Set within the highly sought-after Island Gardens Conservation Area on the Isle of Dogs, E14, this well-presented one-bedroom second-floor apartment offers an excellent opportunity to acquire a modern home in one of East London’s most desirable riverside neighbourhoods. Spanning approximately 512 sq ft, the property combines practical contemporary design, excellent natural light, and a private balcony, making it an ideal choice for first-time buyers, professionals, or investors seeking strong rental demand in a prime Docklands location.

The apartment features a bright and well-proportioned open-plan living and kitchen area, thoughtfully designed for modern city living. Floor-to-ceiling glazing floods the space with natural light while enhancing the feeling of openness, and the private balcony provides a valuable outdoor extension, perfect for relaxing, dining, or entertaining. The generously sized double bedroom offers a peaceful retreat, complemented by a modern bathroom finished to a high standard.

KEY FEATURES

- Second-floor one-bedroom apartment
- Approx. 512 sq ft of internal living space
- Private balcony with outdoor space
- Bright open-plan living and kitchen area
- Well-proportioned double bedroom
- Modern fitted bathroom suite
- Located within the Island Gardens Conservation Area
- Excellent Isle of Dogs location
- Close to Mudchute and Crossharbour DLR Stations
- Approx. 10 minutes to Canary Wharf
- Strong rental demand and investment potential

Douglas Path, E14
Approx Gross Internal Area = 44.95 sq m / 484 sq ft
Balcony = 2.62 sq m / 28 sq ft
Total = 47.57 sq m / 512 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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ENERGY PERFORMANCE CERTIFICATES

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

