



**Effra Gardens, 25 Silvertown Way, E16 1RB**

Price:

£ 500,000





# Effra Gardens, 25 Silvertown Way, E16 1RB

Price: £ 500,000 2 bedroom house

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## OVERVIEW

Situated within the sought-after Effra Gardens, this impressive two-bedroom, two-bathroom apartment offers a rare opportunity to secure a stylish 10th-floor home with breathtaking views across London. From its elevated position, residents can enjoy sweeping panoramas of the O2, Canary Wharf, and the city skyline, a striking backdrop to modern urban living.

Inside, the apartment is bright and spacious, with a well-proportioned reception room designed for both relaxing and entertaining. Floor-to-ceiling windows flood the space with natural light while framing the skyline beyond. The layout flows seamlessly, creating a contemporary and comfortable atmosphere throughout.

## KEY FEATURES

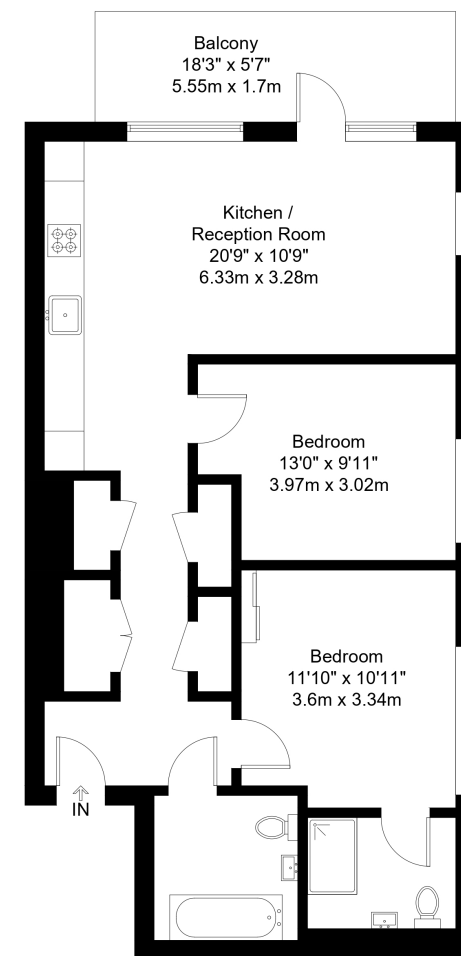
- Two double bedrooms
- Principal bedroom with en-suite
- 10th-floor apartment with skyline views
- Bright reception with floor-to-ceiling windows
- Contemporary kitchen and bathrooms
- Second family bathroom
- Concierge service and communal gardens
- Excellent transport links and local amenities

# Effra Gardens, E16

Approx Gross Internal Area = 75.1 sq m / 809 sq ft

Balcony = 9.4 sq m / 101 sq ft

Total = 84.5 sq m / 910 sq ft



Tenth Floor

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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