



YORK HOUSE, BRITANNIA VILLAGE, E16

3 BED FLAT - PENTHOUSE BRITANNIA VILLAGE

**£525,000
LEASEHOLD**

Positioned within the highly sought-after York House waterside development, this beautifully presented three-bedroom duplex apartment offers an exceptional standard of contemporary living combined with stunning dockside views and outstanding transport connectivity.

Arranged over two well-designed floors, the property features a bright and spacious open-plan kitchen and reception area, ideal for modern living and entertaining, with floor-to-ceiling windows that flood the space with natural light. The reception opens directly onto a private balcony, providing a peaceful outdoor retreat overlooking the tranquil waters of the Royal Victoria Dock — perfect for relaxing, dining or enjoying spectacular sunsets.

The upper level comprises three generous bedrooms, all beautifully finished and offering excellent flexibility for families, professional sharers or those seeking dedicated home-working space. A stylish contemporary family bathroom completes the accommodation.

Hemmingfords



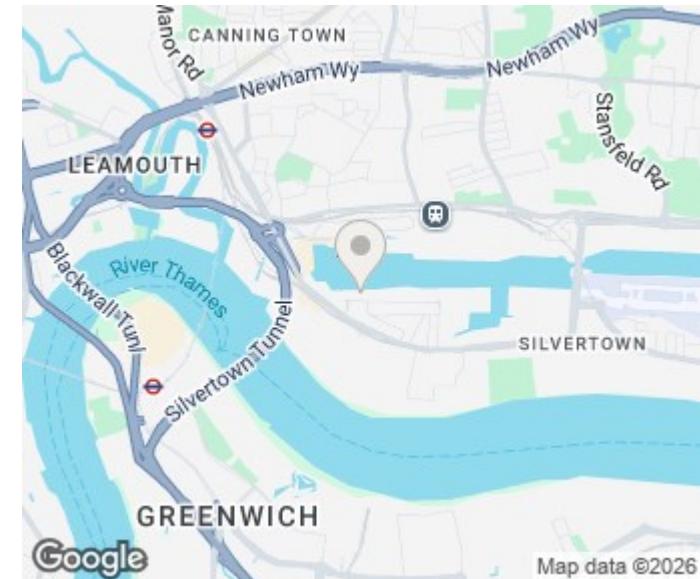
Third Floor

Fourth Floor

Approx Gross Internal Area 865 Sq Ft - 80.36 Sq M

Approx. Floor Area Including Restricted Heights 1030 Sq Ft - 95.69 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 019287K



Google

Map data ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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