



THE OXYGEN, SEAGULL LANE, LONDON

SSTC

£76,250 Leasehold

Shared Ownership | 25% Share Available | Third Floor | One Bedroom | Modern Throughout | Open Plan Reception | Juliet Style Balcony | EWS1 Compliant | Close to Royal Victoria Station

- 25% share available
- Close to public transport links
- Close to station and local shops
- One bedroom
- Open plan layout
- Third Floor

Shared ownership - 25% share available.

Positioned on the 3rd floor is this one bedroom apartment.

Offering approximately 484 sq ft of internal living space, the property comprises entrance hall with storage cupboard, bright and airy open plan reception room with fitted kitchen and a Juliet style balcony, master bedroom with a fitted wardrobe and modern family bathroom.

The Oxygen Building is located within moments to Royal Victoria DLR station, the Emirates Cable cart as well as all local amenities.

Tenure: Leasehold (125 years)

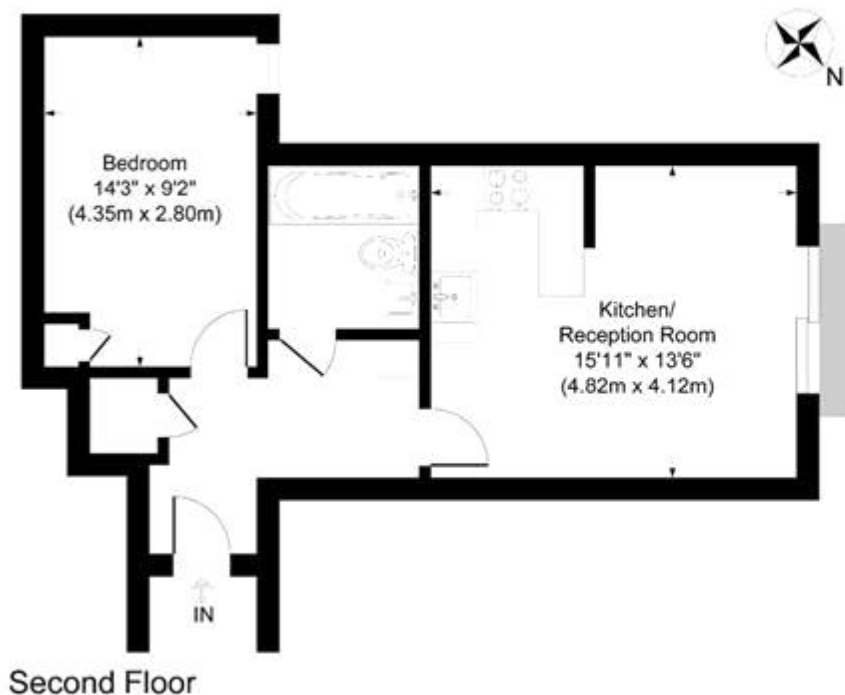
Ground Rent: £0 per year

Service Charge: £2,208.24 per year

Shared Ownership: 25% being sold, £400.07 per month rental payments



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Approximate Gross Internal Area
Total = 44.9 sq m / 484 sq ft

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.