



MAUD STREET, CANNING TOWN, E16

SSTC

GUIDE PRICE £350,000 Leasehold

GUIDE PRICE £350,000 - £360,000 | One Bedroom Apartment
| Tenth Floor | Two Private Balconies | Fully Fitted Kitchen |
Open Plan Reception Room | Lift Access | Close To Canning
Town Station

- 10th Floor
- Two balconies
- Fitted Kitchen
- Modern
- Furnished
- Close to local transport links

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A modern one bedroom apartment situated on the 10th floor, located within Lumire development, Canning Town, E16.

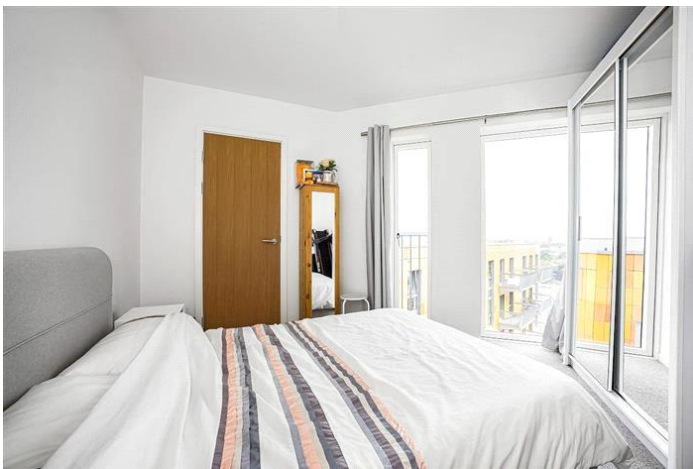
The apartment consists of an open plan reception room with access to two private balconies, modern fully fitted kitchen, double bedroom and family bathroom.

The property is located within close proximity to Canning Town station (Jubilee line & DLR) which provides easy access into Canary Wharf and the City. The property is also within easy reach of Custom House which is on the Elizabeth Line.

Tenure: Leasehold (136 years)

Ground Rent: £250 per year

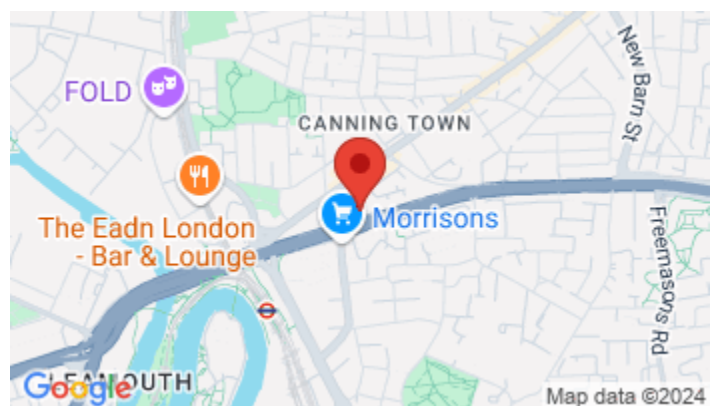
Service Charge: £2,400 per year



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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.