



EFFRA GARDENS, CANNING TOWN, E16

LET

£2,250 PCM

Two Bedroom Apartment | Tenth Floor | Views Towards The River | Furnished | Semi-Open Plan Reception Room/Kitchen | Two Bathrooms | Modern Development | 24 Hour Concierge | Close To Canning Town Station

- 24 Hour Concierge
- Close to local transport links
- Furnished
- Private balcony
- Two bathrooms
- Two bedrooms
- Tenth floor

A modern two bedroom, two bathroom apartment which is located on the 10th floor and includes views over the River towards London City Island.

Offered on a furnished basis, the property includes a semi-open plan kitchen/reception room, private balcony, master bedroom with built-in wardrobes and en-suite shower room, second bedroom and family bathroom.

This apartment is situated next to Canning Town Station (DLR and Jubilee Line) and there is also a bus stop moments away from the building which travels to Custom House where the new Elizabeth Line is. The Emirates Cable Car and London Royal Docks is also within a short distance.

There is also a wide range of amenities close by including a Sainsbury's Local, which is on the ground of the building, as well as a superstore Morrisons, an Asian supermarket, Superdrug, Starbucks, Pret and more.

Deposit: £2,596.15

Holding Deposit: £519.23



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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 tenant.