



SHERRINGTON COURT, CANNING TOWN, E16

SSTC

£375,000 Leasehold

Set on the 8th floor (top floor) and extending to a generous 533 sq ft of internal living space is this modern one bedroom apartment located in Sherrington Court which forms part of the popular Hallsville Quarter development.

- Eighth floor
- Modern development
- One bathroom
- One bedroom
- Private Balcony
- Close to Canning Town station

Set on the 8th floor (top floor) and extending to a generous 533 sq ft of internal living space is this modern one bedroom apartment located in Sherrington Court which forms part of the popular Hallsville Quarter development.

Accommodation comprises entrance hall with storage cupboard, bright and airy open plan reception room with fully fitted kitchen and access to a private balcony, master bedroom with a built-in wardrobe and modern family bathroom.

Sherrington Court is located within easy reach to Canning Town station (DLR & Jubilee line) as well as local amenities including supermarkets and a range of cafes.

Council Tax Band: C

Tenure: Leasehold (238 years)

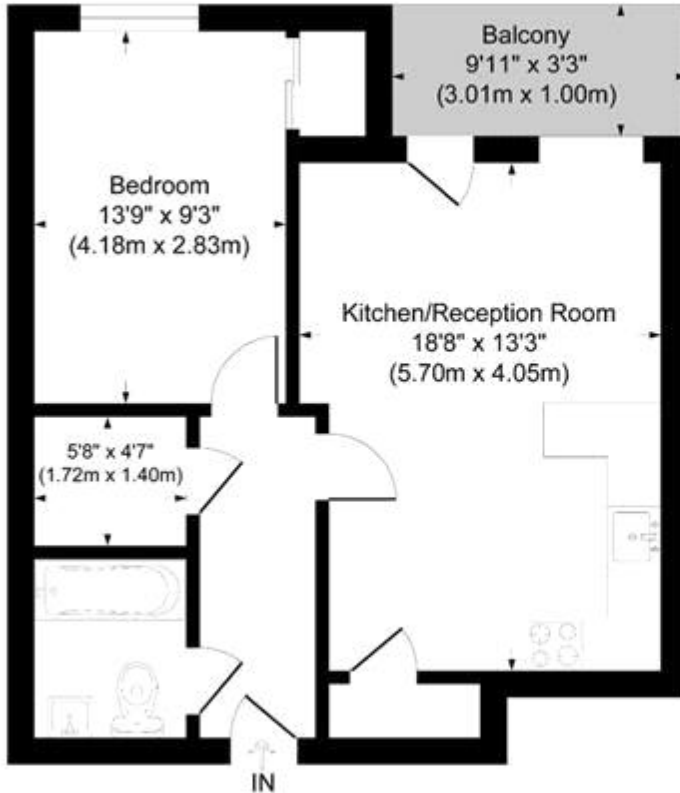
Ground Rent: £200 per year

Service Charge: £2,595 per year

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



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Sherrington Court Rathbone Street

Approximate Gross Internal Area
Total = 49.4 sq m / 533 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	83	83
(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/fittings 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.