



## BAYTHORNE HOUSE, CANNING TOWN, E16

£2,250 PCM

Two Double Bedroom Apartment | Second Floor With Lift Access | Furnished | Private South Facing Balcony | Courtyard Views | Open Plan Reception Room | Two Bathrooms | Video Entry Phone System | 24 Hour Concierge | Close To Local Amenities | Walking Distance To Canning Town & Custom House Stations

- Two Double Bedrooms
- Two bathrooms
- Furnished
- South facing balcony
- Courtyard views

Positioned on the second floor, with lift access, is this modern two bedroom, two bathroom apartment.

The property offers an abundance of space throughout and comprises entrance hall, an open plan reception room with access to a south-facing balcony with courtyard views, modern kitchen which includes fridge/freezer, induction hob, electric oven and washing machine, master bedroom with a freestanding wardrobe and en-suite shower room, second double bedroom and main family bathroom.

The apartment is offered on a furnished basis (as per the photos) and also features a video entry phone system, CCTV and a 24 hour concierge.

Baythorne House is ideally located being within close proximity to local amenities such as Morrisons, Lidl, Sainsbury's, Coop, Iceland, Superdrug, Post Office, Starbucks and Pret-a-Manger.

It is also within walking distance to Canning Town station (DLR & Jubilee line) and Custom House station (Elizabeth line).

Council Tax Band: C

Deposit: £2,596.15

Holding Deposit: £519.23

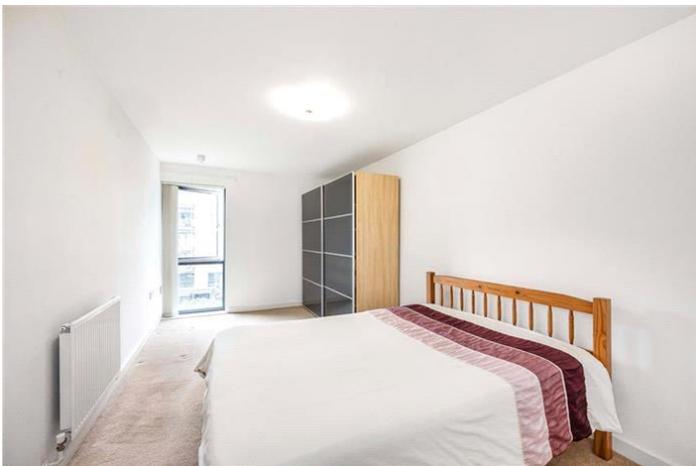
The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

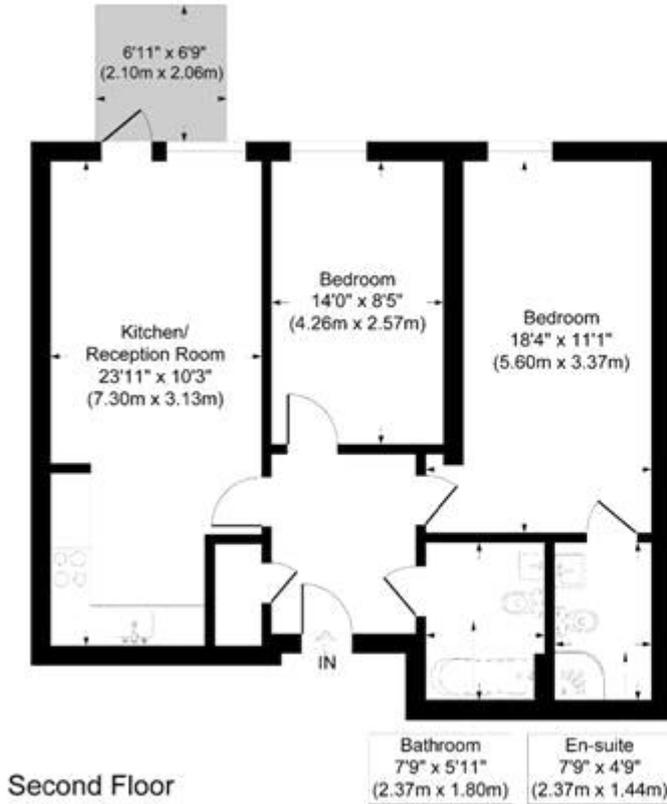
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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## Baythorne House Turner Street

Approximate Gross Internal Area  
Total = 69.3 sq m / 746 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
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.