



FLAT , EFFRA GARDENS, SILVERTOWN WAY, LONDON

£575,000 Leasehold

Two Double Bedroom Apartment | Thirteenth Floor | 800 Sq Ft (approx) | Private Balcony | Top Floor | Recently Built Development | High Specification Finish Throughout | Open Plan Living | Modern Development | Communal Terrace and Garden | 24 Hour Concierge

Set on the Thirteenth floor of this modern development is this spacious two double bedroom apartment that boasts approximately 800 sq ft of internal living space.

The property comprises large open plan reception room with built-in, fully fitted kitchen, ample storage, floor to ceiling windows and access to a private balcony, two double bedrooms with an ensuite and a built-in wardrobe to the master bedroom offering generous storage, floor to ceiling windows and direct access to the balcony and modern family bathroom. Excellent scenic views of Canary Wharf skyline, the River Thames and the O2, with views north to the Olympic Park in Stratford.

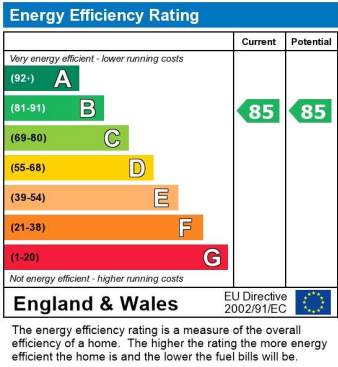
The development features a well-maintained communal terrace, communal garden and a 24-hour concierge service.

Effra Gardens is located moments from Canning Town Jubilee line station and DLR which provides quick and easy access into Canary Wharf, the City and surrounding areas.

Council Tax Band: E
Tenure: Leasehold



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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.