



## LAMINGTON HEIGHTS, MADEIRA STREET, LONDON

**£375,000** Leasehold

One Double Bedroom Apartment | Fifth Floor | 599 Sq Ft (Approx) | Private Balcony | Open Plan | Modern Bathroom | No Onward Chain | Concierge | Gym | Close To Langdon Park DLR Station

- Fifth floor
- Modern
- Concierge service
- Private Balcony
- Residents gym
- Close to Langdon Park DLR

This modern fifth floor, one bedroom apartment has been extremely well maintained throughout and features views across London from its own private balcony.

The property has a bright and generously sized open-plan reception room with fully fitted kitchen, large double bedroom with built-in wardrobes and modern bathroom.

Additional features include an onsite gym, a communal roof terrace on the 9th floor and concierge service.

Lamington Heights is ideally located being within walking distance to Langdon Park DLR station which offers easy access into the City & Canary Wharf.

Council Tax Band: C

Tenure: Leasehold (242 years)

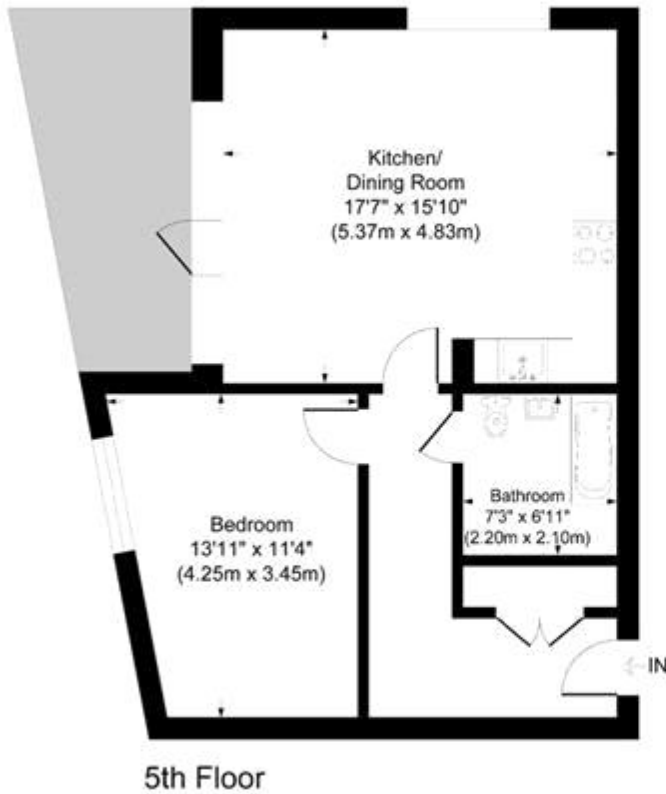
Ground Rent: £250 per year

Service Charge: £2,460 per year





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## Lamington Heights Madeira Street

Approximate Gross Internal Area  
Total = 55.6 sq m / 599 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
<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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings 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.