



## EFFRA GARDENS, CANNING TOWN, E16

**£600,000** Leasehold

Three Bedroom Apartment | Eighth Floor Position | Two Bathrooms | Ample Storage | Large Open Plan Reception Room | Modern Fitted Kitchen | Private Balcony | Over 1000 Sq Ft Internally (approx) | 24 Hour Concierge | Close To Canning Town Station & Local Amenities

- 24 hour concierge
- Eighth floor
- Open plan reception
- Private Balcony
- Three bedrooms
- Two bathrooms

Set on the eighth floor of this modern development is this spacious three bedroom apartment which boasts over 1000 sq ft (approx.) of internal living space.

Accommodation includes entrance hall with storage cupboard, a large open plan reception room with floor to ceiling windows and access to a private balcony, a built-in fully fitted kitchen with base and wall units, master bedroom with a built-in wardrobe and en-suite shower room, second bedroom, modern family bathroom and a third bedroom which is off the reception room.

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

Effra Gardens is located moments from Canning Town Jubilee line and DLR station which provides quick and easy access into Canary Wharf and the City. The Elizabeth line at Custom House is one stop from Canning Town or within a short distance by car or foot.

Residents have a Sainsburys Local located on the ground floor and further amenities are located just moments away.

Council Tax Band: E

Tenure: Leasehold (246 years)

Ground Rent: £0 per year

Service Charge: £3,500 per year

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.

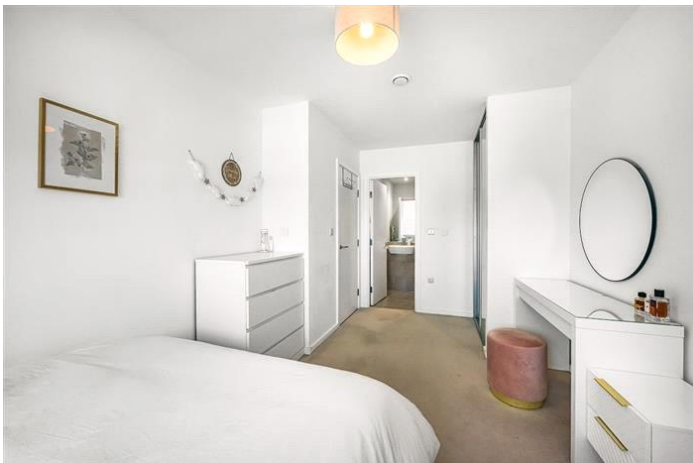
Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but 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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## Effra Gardens Silvertown Way

Approximate Gross Internal Area  
Total = 95.6 sq m / 1029 sq ft

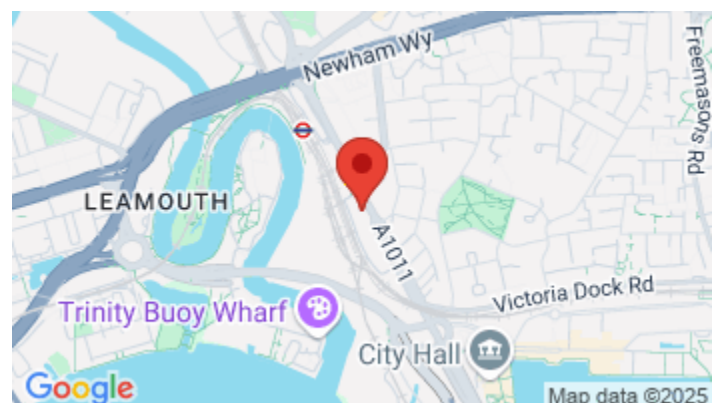


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	86	86
(81-91)	B		
(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.