



EFFRA GARDENS, CANNING TOWN, E16

£550,000 Leasehold

Two Double Bedroom Apartment | Thirteenth Floor Position | 800 Sq Ft (approx) | Private Balcony | Top Floor | Recently Built Development | High Specification Finish Throughout | Open Plan Living | Communal Terrace & Garden | 24 Hour Concierge | Moments From Canning Town Station (Jubilee Line & DLR)

- 13th Floor
- 24 hour concierge
- Modern development
- Private Balcony
- Stunning views
- Two bathrooms
- Two Double Bedrooms

Set on the thirteenth floor (top 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 a 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.

The apartment offers excellent scenic views of the Canary Wharf skyline, the River Thames and the O2, with views also 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 (245 years)
Ground Rent: £400 per year
Service Charge: £4,308 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.

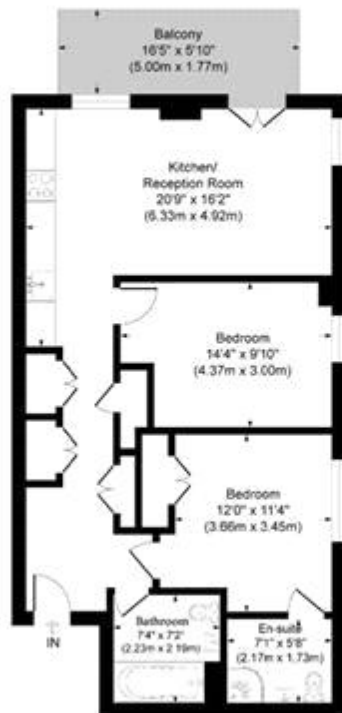
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

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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Thirteenth Floor



Effra Gardens Heartwell Avenue

Approximate Gross Internal Area
Total = 74.3 sq m / 800 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+) A		
(81-91) B	85	85
(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.