



WHEAT SHEAF CLOSE, LONDON

£325,000 Leasehold

One Double Bedroom Ground Floor Apartment | Purpose Built | Spacious Living Room With Separate Kitchen | Family Bathroom | No Onward Chain | Long Lease | Close To Mudchute DLR Station & Canary Wharf | Parking Space.

- Close to Mudchute DLR
- Double glazed
- Ground floor
- Parking
- Quiet location
- One Double Bedroom

One double bedroom apartment located within the popular Wheat Sheaf Close. It is positioned on the ground floor.

The property comprises entrance hall leading to a spacious living area and separate fitted kitchen, which has plenty of natural light, a double bedroom with a fitted full width wardrobe and family bathroom.

Wheat Sheaf Close is a quiet residential part of the Isle of Dogs and is within walking distance to Mudchute DLR & Canary Wharf.

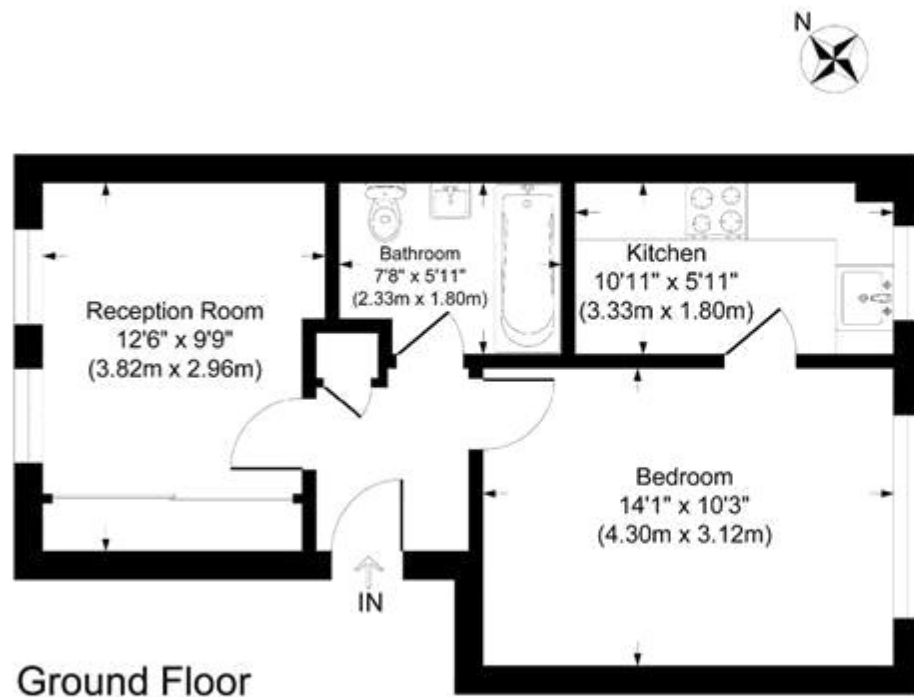
Tenure: Leasehold (160 years)

Ground Rent: £100 per year

Service Charge: £2,700 per year



WHEAT SHEAF CLOSE, LONDON
£325,000 Leasehold



Wheatsheaf Close

Approximate Gross Internal Area
Total = 39.6 sq m / 426 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.

powered by:
THE360IMAGE
www.the360image.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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/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.