



LEERDAM DRIVE, ISLE OF DOGS, E14

LET

£2,400 PCM

Two Bedroom House | Newly Refurbished | Arranged Over Three Floors | Rear Outside Space | Ground Floor WC | Garage | Two Bathrooms | Resident Parking | Close To Canary Wharf | Furniture To Be Provided

- Furnished
- Garage
- Ground floor WC
- Two bathrooms
- Two bedroom house
- Outside space to the rear

This two bedroom townhouse has recently been refurbished, is arranged over three floors and located in the sought-after Leerdam Drive.

The property includes a large kitchen, ground floor WC, bright reception room, two double bedrooms, two bathrooms and outside space with water views.

There is a garage and resident parking is also available.

Leerdam Drive is a private road adjacent to the Thames River, close to Mudchute Park and Crossharbour DLR Station, both of which offer good links to the City and Canary Wharf. The property is also a quarter of a mile from Canary Wharf College and local amenities.

Deposit: £2,884.61

Holding Deposit: £576.92

Parking options: Residents

Garden details: Rear Garden



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Leerdam Drive

Approximate Gross Internal Area
 Ground Floor = 27.8 sq m / 300 sq ft
 First Floor = 43.3 sq m / 467 sq ft
 Second Floor = 30.2 sq m / 326 sq ft
 Garage Area = 12.5 sq m / 135 sq ft
 Total = 113.8 sq m / 1228 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
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 tenant.