



EVAN HOUSE, CANNING TOWN, E16

£275,000 Leasehold

One Double Bedroom | First Floor | Open Plan Reception | Private Balcony | EWS1 Compliant | Modern Fitted Kitchen | Walking Distance To Canning Town Station (Jubilee & DLR) & Custom House (Elizabeth Line)

- EWS1 compliant
- First floor
- Modern
- One Double Bedroom
- Open Plan Living Area With Integrated Kitchen
- Private Balcony

This modern one double-bedroom first floor apartment is located in Evan House, a contemporary development in Canning Town.

Accommodation comprises a dual-aspect, open-plan reception with its own private balcony. The property has a modern open plan living area with a fully fitted kitchen which offers plenty of cupboard space along with a good sized double bedroom. The property also benefits from a great sized bathroom and its own private balcony.

Evan House offers residents a video entry system and on-street permit parking available.

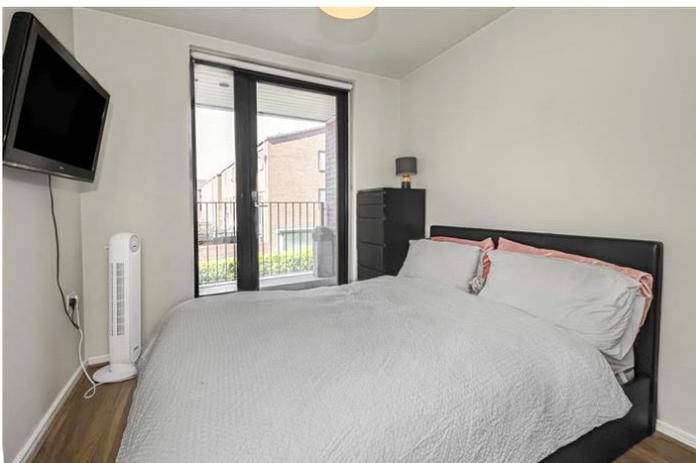
It is located within a 10 minute walk of Canning Town station (Jubilee line & DLR), providing easy access to Canary Wharf and the City. It is also within a 10-15 minute walk of Custom House, the new Elizabeth Line station (Crossrail).

EWS1 compliant.

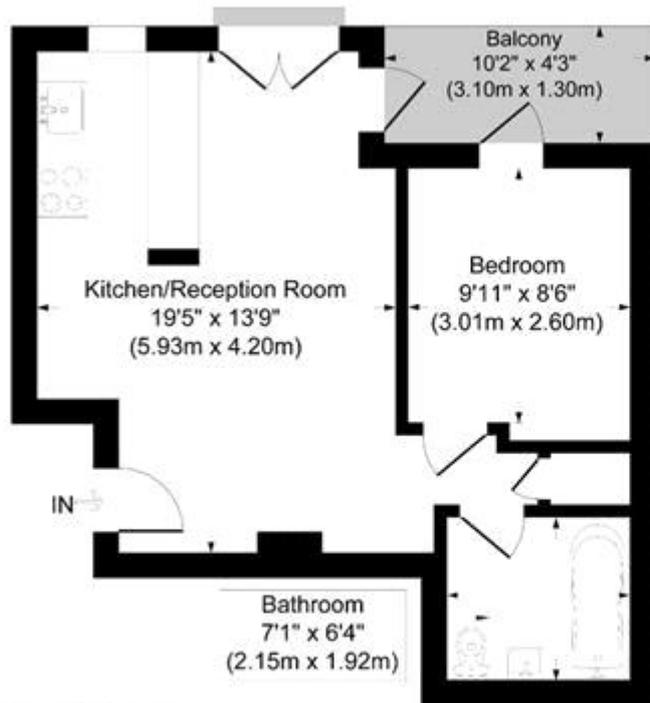
Tenure: Leasehold (135 years)

Ground Rent: £250 per year

Service Charge: £1,600 per year



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First Floor



Evan House Exeter Road

Approximate Gross Internal Area
38.3 sq m / 412 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	85	85
(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 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.