



KINGFISHER HEIGHTS, PONTOON DOCK, E16

£485,000 Leasehold

Two Bedroom Apartment | Fourth Floor | Private Balcony |
Modern Fitted Kitchen | En-Suite Principal Bedroom | Family
Bathroom | Built-In Storage | Concierge, Gym & Lift | Next To
Thames Barrier Park | Close To Shops & Cafés | Near
Pontoon Dock DLR And Elizabeth Line Connections

- Fourth Floor
- Open Plan Reception
- Private Balcony
- Two Bathrooms
- Two Bedroom Apartment

A well-presented two-bedroom apartment situated within the popular Kingfisher Heights, which forms part of the Waterside Heights development.

Internally, the property comprises a bright and spacious reception room with access to a private balcony, a modern fully fitted kitchen with integrated appliances, a generous principal bedroom with en-suite shower room, a well-proportioned second double bedroom, a contemporary family bathroom, and ample built-in storage throughout.

Residents benefit from a secure development with concierge service, fully equipped gym & lift access.

The development is located next to the beautifully landscaped Thames Barrier Park and offers convenient access to a range of local amenities, including cafés and shops such as Sainsbury's Local, all just moments away.

Pontoon Dock DLR Station is within close proximity, providing easy access to Canary Wharf and the City, along with direct bus routes to Stratford City via Custom House (Elizabeth Line).

Council Tax Band: D

Tenure: Leasehold (110 years)

Ground Rent: £350 per year

Service Charge: £3,000 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.

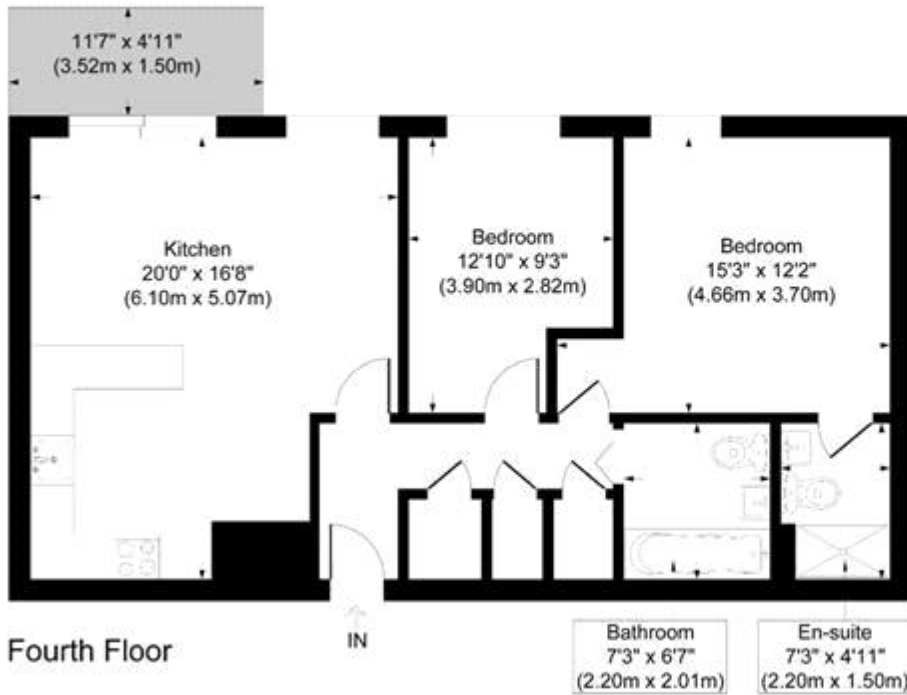
The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

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.



KINGFISHER HEIGHTS, PONTOON DOCK, E16

£485,000 Leasehold



Bromwell way

Approximate Gross Internal Area
Total = 72.2 sq m / 778 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.



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.