

16 Deauville Close, London £275,000 Leasehold



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326 Mare Street, Hackney, London, E8 1HA

> 0208 510 0808 www.kings-group.net

One Bedroom Studio

Fourth Floor

Immaculate Condition Throughout

Private Balcony

Open Plan Living/Kitchen

Lots of Natural Light

· Leaase: 140 Years

Excellent Location

0.7 Miles to Canning Town Station

• EPC Rating : B

Kings Group are delighted to present this modern studio apartment, ideal for first-time buyers or investors alike.

This well-presented property offers a bright and spacious open-plan living area, complete with a sleek fitted kitchen and contemporary finishes throughout. The large windows provide plenty of natural light, creating an airy and welcoming atmosphere. A stylish bathroom and ample storage space add to the appeal of this well-designed home.

The property also comes with the option to purchase a secure allocated parking space, offered separately at an additional cost. This space is to be sold to the same buyer as the apartment, providing added convenience and value in this prime location.

Situated in a sought-after riverside development, residents benefit from secure entry, lift access, and excellent transport links, including nearby DLR and bus services, making commuting into the City or Canary Wharf convenient and efficient.

Don't miss this opportunity to secure a fantastic property in one of East London's most desirable locations.

Council Tax Band B
Lease - 140 Years Remaining
Service Charge - £1,655.66 Per Annum
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very low

FOURTH FLOOR 38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 38.0 sq.m. (409 sq.ft.) approx.

Whits every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsible; to taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any reorgencing purchase. The services, systems and appliques exhown thave not been tested and no guarant.







THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor





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