



Homer Drive, E14 3UJ  
Asking Price £310,000

**coopers**  
OF LONDON EST. 1986

# Homer Drive, E14

- Share of freehold
- Chain Free
- 3rd Floor Apartment
- Private Balcony
- Allocated Private Parking Space
- Residents Gym, Steam Room, Sauna, Spa & Swimming Pool
- 24 Hour Estate Management / Concierge
- Excellent Transport Links Nearby
- EPC Rating B

Coopers of London are proud to present this spacious one bedroom, 3rd floor apartment in the Cyclops Wharf Development.

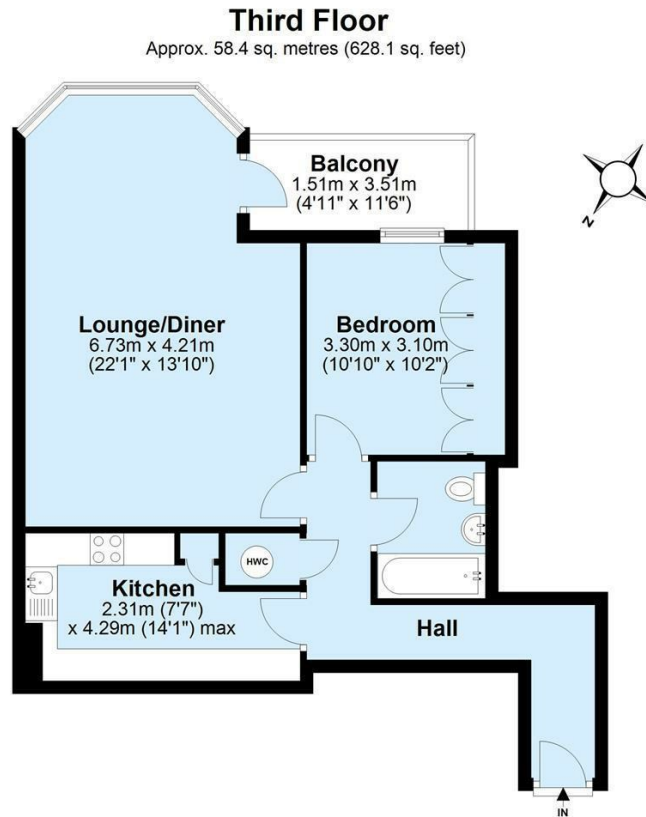
Cyclops Wharf is a sought after & gated riverside development offering excellent on-site facilities which are only exclusive to residents, which include: Swimming pool, gym, jacuzzi, steam room, sauna and estate management/concierge.

The apartment comprises: A light an airy spacious lounge, north facing balcony with views over the River Thames, master bedroom with built in wardrobes, bathroom and a fully fitted kitchen.

The location is within close walking distance to Mudchute DLR and the Thames Clipper River Bus Service and the property includes one allocated private parking space within the gated development.







Total area: approx. 58.4 sq. metres (628.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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