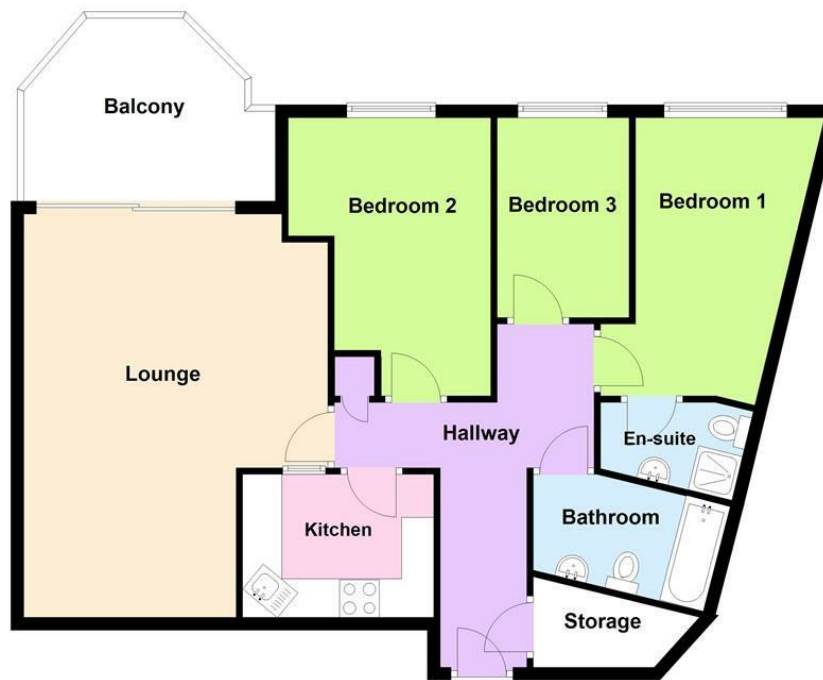


Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

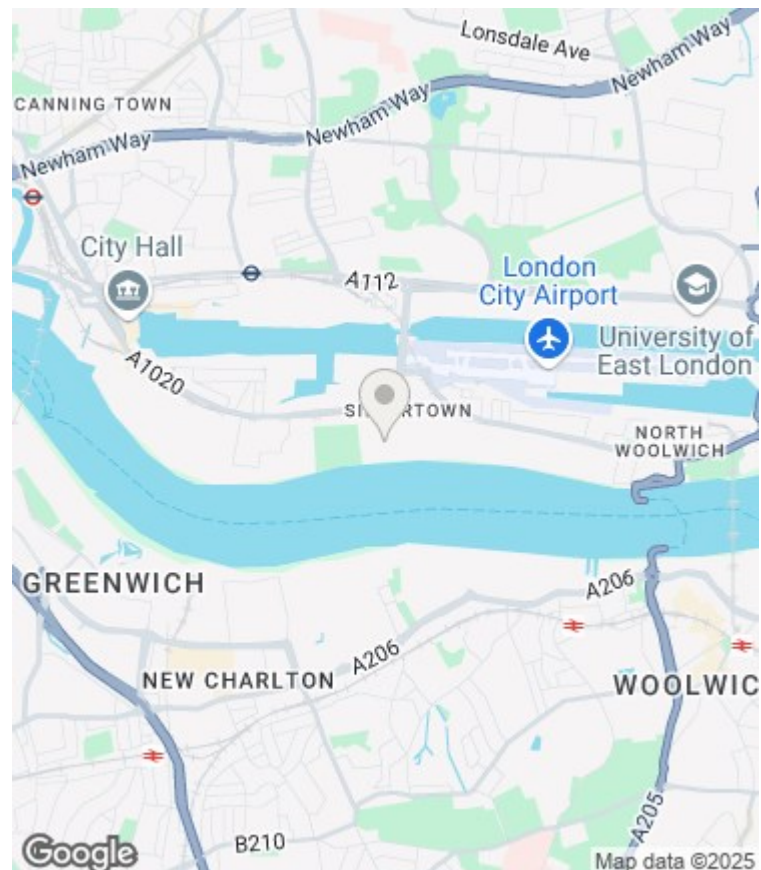
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

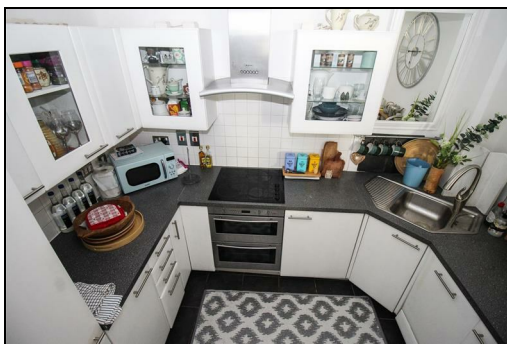
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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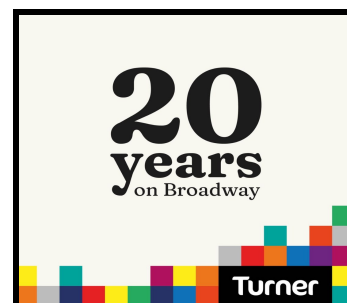


QUIET RESIDENTIAL AREA - EWS1 IN PLACE
FANTASTIC VIEWS ACROSS THE THAMES, CANARY
WHARF SKYLINE AND BARRIER PARK
ENSUITE TO MASTER BEDROOM
FITTED ENGINEERED WOOD FLOORING TO HABITABLE
ROOMS
CONCIERGE AND ONSITE GYMNASIUM

7TH FLOOR APARTMENT
THREE BEDROOMS
LARGE BALCONY OFF LOUNGE / DINER
GATED SECURE PARKING
RECENTLY FITTED ELECTRIC BOILER

Wards Wharf Approach, London

GUIDE PRICE £475,000 - £500,000



WELL PRESENTED AND PROPORTIONED SEVENTH FLOOR APARTMENT, OFFERED WITH NO ONWARD CHAIN. Once inside the spacious entrance hall, there are doors leading off to all rooms, large storage cupboard, smooth ceiling with downlighters and airing cupboard. The good sized lounge / diner has a large patio door leading onto the large balcony with stunning views across the Thames and Thames Barrier. A modern kitchen comprising of eye and base level units with work surface over incorporating sink unit, built in electric oven with four ring electric hob and extractor fan over, integrated Neff washing machine and Neff dishwasher and tiled splashbacks. The three bedrooms all have river views from double glazed windows, with the master bedroom also benefitting from an ensuite shower room. A large bathroom completes the accommodation with panelled bath, wash hand basin, low level W.C, heated towel rail and tiled floor. Externally, the property is located in a quiet residential area with 24 hour concierge, secure gated parking and residents gymnasium. FITTED ENGINEERED WOOD FLOORING TO ALL HABITABLE ROOMS AND RECENTLY FITTED ELECTRIC BOILER.

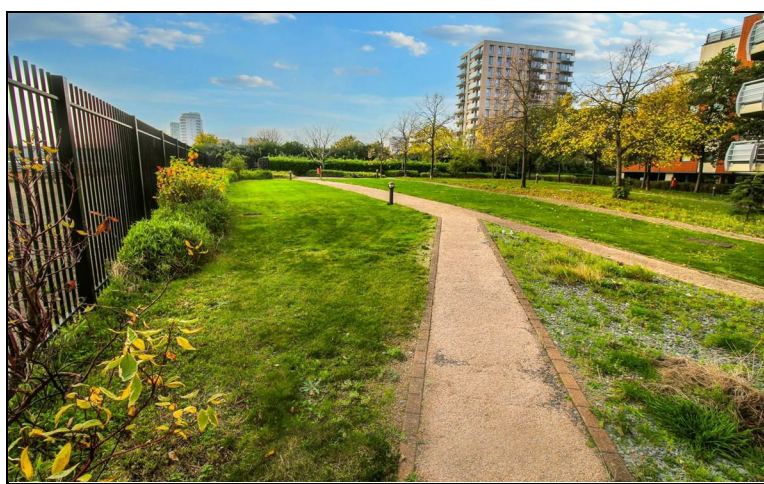
 3

 2

 1

 B

Council Tax Band : F





ENTRANCE HALL
17'11" reducing to 14'8" x
13'5" maximum

LOUNGE / DINER
19'5" x 14'8" reducing to
10'9"

**LARGE BALCONY WITH
RIVER & THAMES
BARRIER VIEWS**

FITTED KITCHEN
9'9" x 7'2"

BEDROOM ONE
14' plus door recess x
10'8" reducing to 9'

ENSUITE
6'10" x 5'11"

BEDROOM TWO
14'2" x 10'1" reducing to
8'6"

BEDROOM THREE
10'5" x 6'9"

BATHROOM
8'10" x 5'7"

**ALLOCATED PARKING
SPACE**

**CONCIERGE AND
RESIDENTS GYMNASIUM**

LEASE DETAILS



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01702 710555

