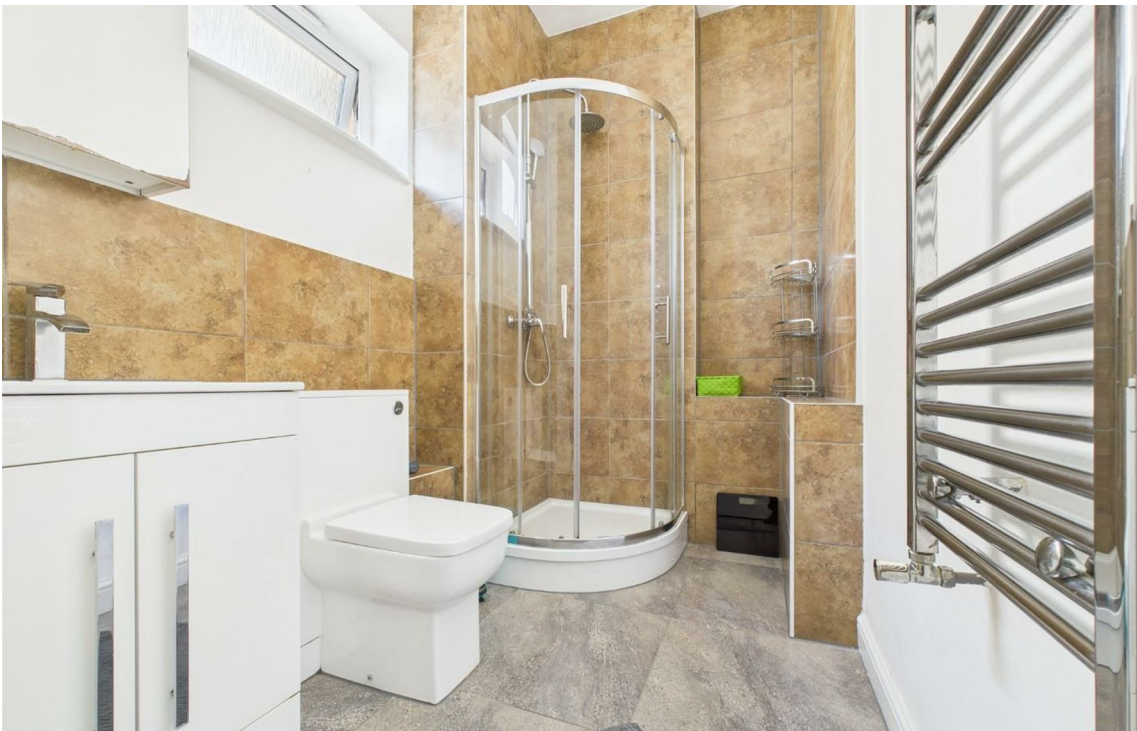






Riverside Apartment with Balcony & Parking | One Bedroom

Riverside Apartment with Balcony & Parking | One Bedroom

A beautifully presented one-bedroom riverside apartment on the Top Floor offering a private balcony with superb river views, allocated parking, and easy access to Canary Wharf. The property is entered via a shared entrance with stairs leading up to the apartment. The hallway provides access to all rooms, with a loft hatch and ladder opening to a generous boarded loft space, perfect for storage.

The lounge is bright and spacious, with large windows and a glazed door that opens onto the private balcony, making the most of the river views. The modern kitchen, with its picture window overlooking the water, is fitted with a range of wall and floor units finished with black granite worksurfaces, complemented by quality appliances including a Neff oven, Neff gas hob with extractor, integral fridge/freezer, freestanding washing machine and dishwasher. The double bedroom enjoys views towards Canary Wharf and features wooden flooring along with custom fitted wardrobes with sliding doors offering excellent storage. The stylish bathroom is finished with limestone tiles and comprises a walk-in fully tiled shower enclosure with a rainfall power shower, modern round hand basin set on a vanity unit, low level WC, and window to the side aspect.

Outside, the property benefits from an allocated parking space, visitor parking bays and a general bin store. This apartment combines modern living with riverside views in a convenient location, making it an ideal home for first-time buyers, professionals or investors.

Tenure: Leasehold

Remaining Lease: 160 Years

Ground rent: £TBC per annum

Service charge: £1,067.57 for 6 Months

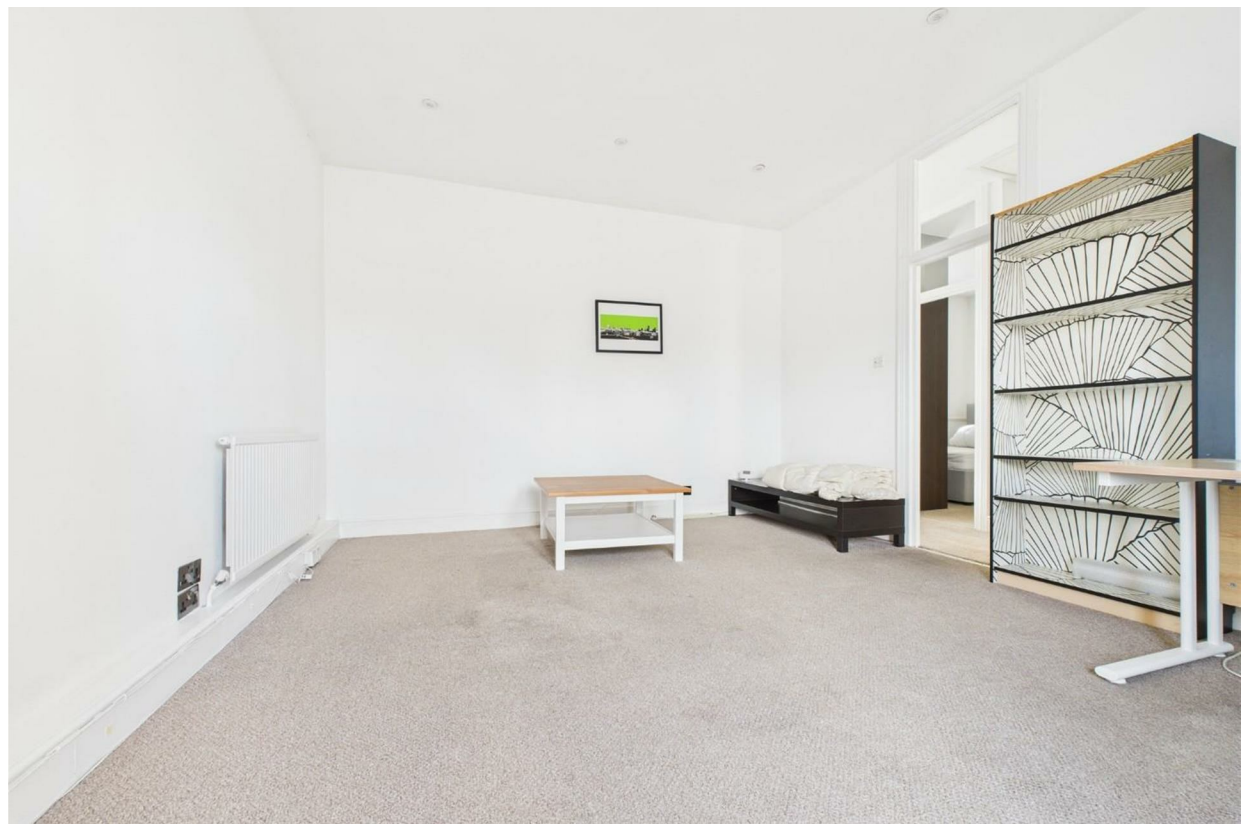
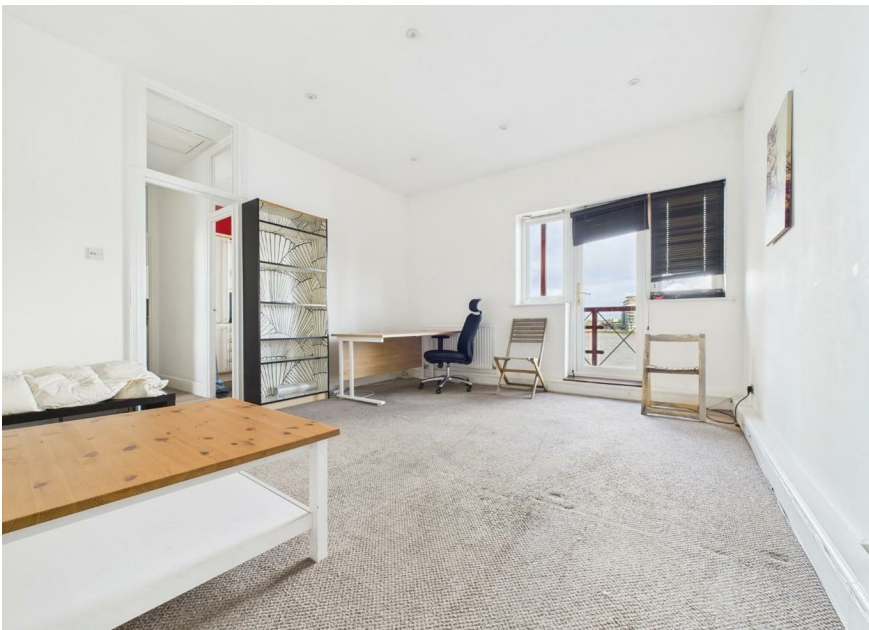
EPC Grade: C

Council tax band: C

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

Island Homes are members of The Property Ombudsman & our Client Money Protection provider is Propertymark.





- One double bedroom
- Riverside estate
- Great transport links
- Local amenities
- Parking Space & Visitors bay
- No chain



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Approximate total area⁽¹⁾

478 ft²
44.4 m²

Balconies and terraces

32 ft²
3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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