

Flat in , E14

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*Making your property move*

**£603,000**



## Key Features

- 2 Bedrooms
- Balcony
- 10 mins walk to Canning Town Station
- Service Charge: £3.49psf
- 2 Bathrooms
- Resident's Lounge
- Estimated Completion : Q4 2021/ Q1 2022
- 24 Hour Concierge
- 6th Floor
- Ground Rent: £350pa

## Description

CONTRACT REASSIGNMENT - Buylondonflat.com is proud to present this opportunity to acquire this bright and airy apartment in Gabriel Court at Oxbow for the original 2019 price.

The unit is 853 square foot and has a West/South aspect.

In the centre of Oxbow, Aberfeldy Street is evolving, the scene will soon change with a host of new stores, cafés and restaurants, drawing people in not only from Oxbow, but from every corner of the Capital.

The apartment has stylish specification, offering the best of modern living

Residents' facilities includes a Gym, Work Hub, 24-hour concierge service and Residents' Lounge

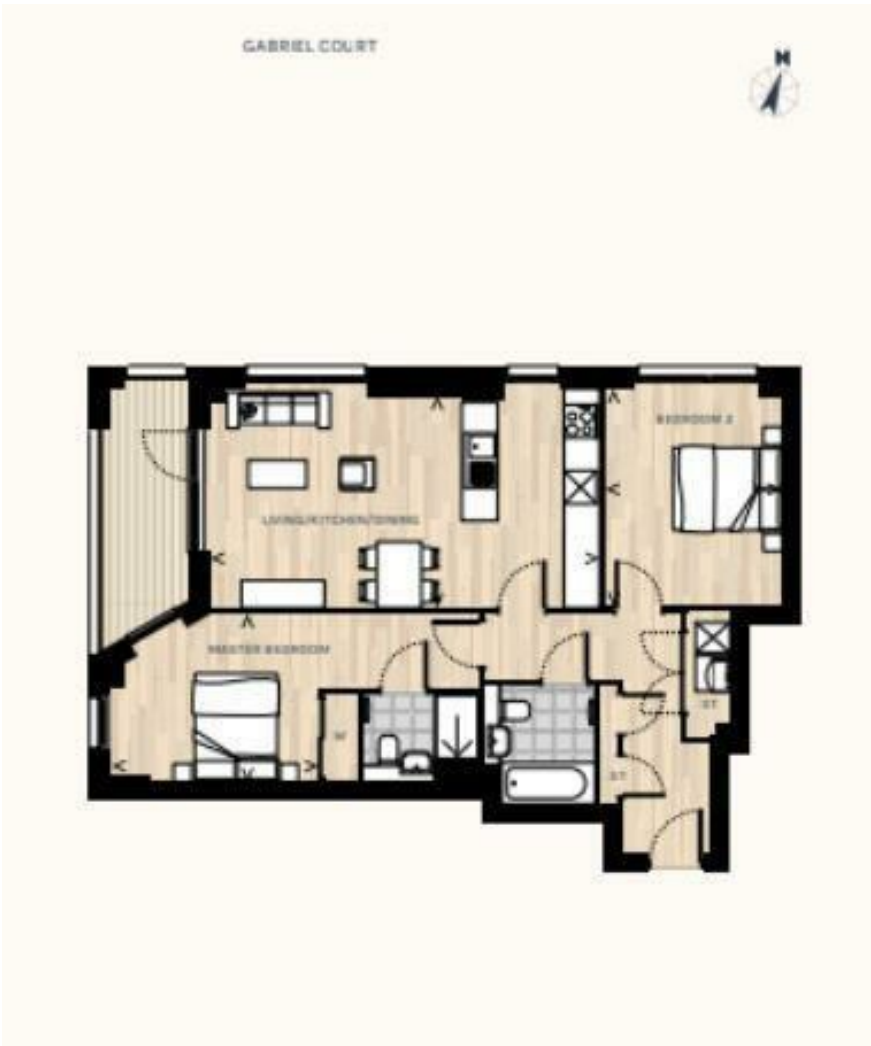
It also has a private outdoor space.

Easy access to Crossrail services from Canary Wharf

\*CGI's are for illustrative purposes only.

Estimated Completion : Q4 2021/ Q1 2022

Zone 2 location, moments from Canary Wharf, Westfield Stratford City and London City Airport. Canning Town tube station is just 11 minutes walk away, connecting you to the Jubilee line, and DLR services.



Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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## Location Map

