



Hanover Avenue, Royal Victoria Docks, E16

Hanover Avenue Royal Victoria Docks

£2,150 pcm

Council Tax Band E

A fantastic opportunity to rent a completely redecorated and partly re-carpeted two double bedroom second floor apartment. Situated only a short walk from the O2 airline (for the O2), Excel exhibition centre and both Royal Victoria or West Silvertown DLR stations. This spacious property offers two balconies, en-suite bathroom, family shower room and underground secure parking for one car. Available from mid February, unfurnished. EPC B.



Secure entry to lobby with lift or stair access to second floor

Entrance Hall

Built in shallow storage cupboards. Further built in utility cupboard housing washer/dryer. Wood effect flooring.

Lounge/Diner 17' 2" x 16' 11" (5.23m x 5.15m)

Continuation of wood effect flooring, floor to ceiling window and double doors lead to private balcony.

Open-plan to;

Kitchen 14' 4" x 7' 9" (4.37m x 2.36m)

Extensive range of wall and base units with rolled edge work surface and incorporating single bowl stainless steel sink unit. Appliances include; four ring gas hob, single electric oven, cooker hood, under counter integrated fridge, freezer and integrated dishwasher.

Bedroom 1 14' 3" x 8' 9" (4.34m x 2.66m)

Access to private balcony via double glazed door, fitted furniture, built-in double doors to wardrobe. Agents note: new carpet to be fitted. Access to;

En-suite

White bathroom suite comprises; WC with concealed cistern, vanity unit featuring wash hand basin and low level cupboard, panelled bath. Water resistant flooring. Part tiled walls. Wall mounted shaver point/light.

Bedroom 2 11' 4" max > 8' 9" x 8' 9" (3.45m > 2.66m x 2.66m)

Double glazed window, built in wardrobe. Agents note: new carpet to be fitted.

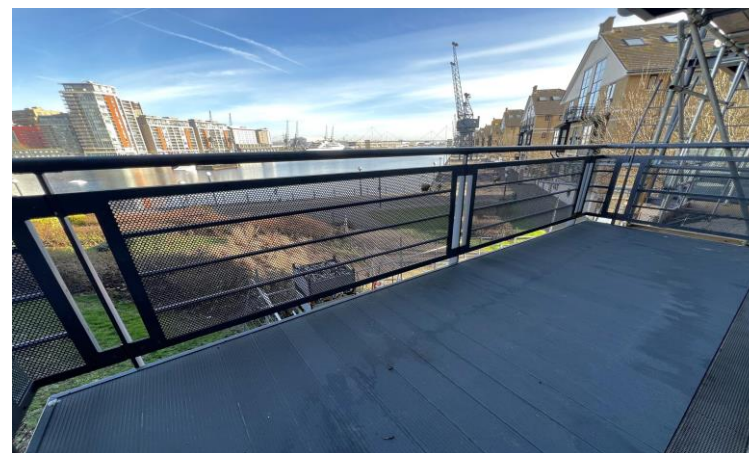
Family Shower Room

White suite comprises; WC with concealed cistern, vanity unit and wash hand basin with cupboard beneath, shower cubicle with shower screen and tiled walls. Tiled floor, wall mounted shaver point/light.

Private Balcony

Underground secure parking for one car

Agents Note: The block is currently undergoing improvement works. Please ask for more information.



A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.



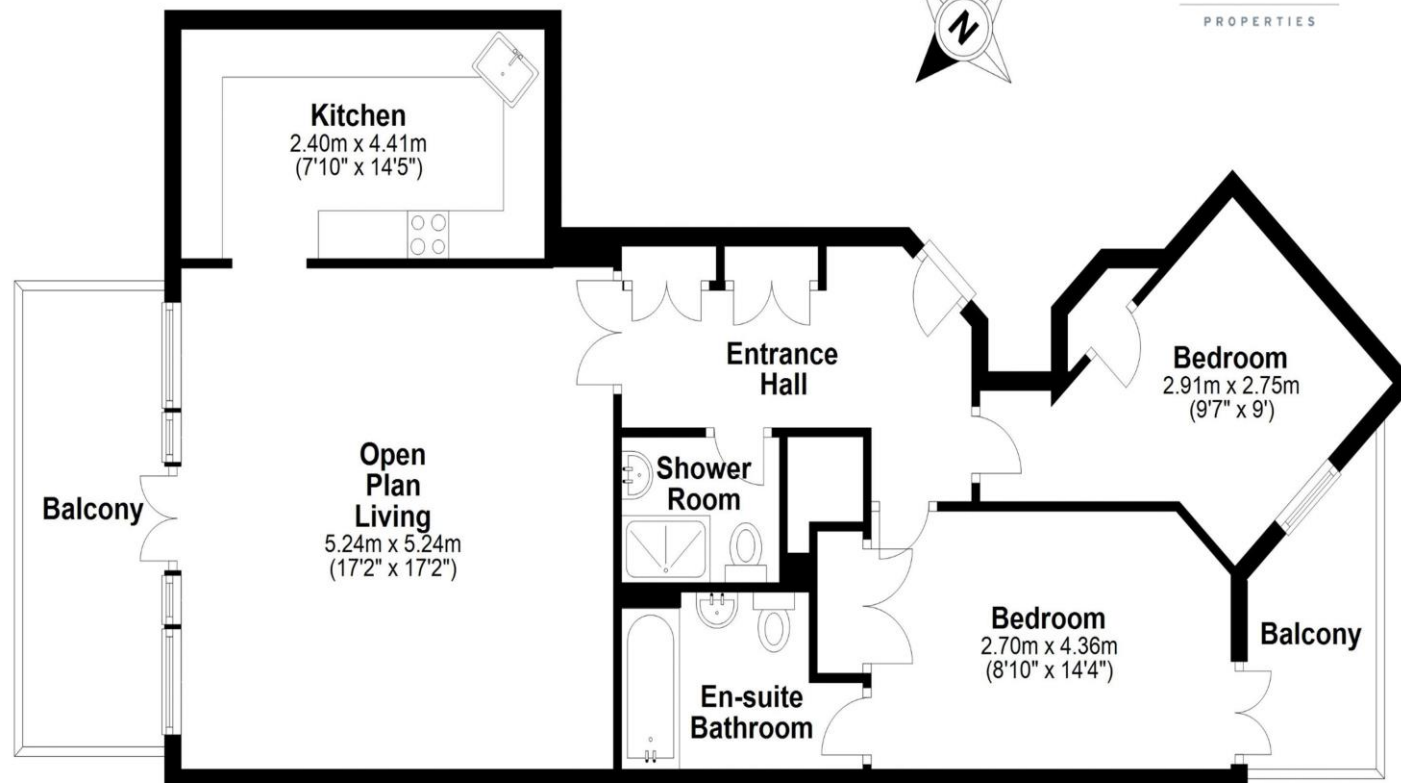
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Second Floor



APPROX INTERNAL FLOOR AREA 81 SQ M (870 SQ FT)

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All measurements are approximate **NOT** to be used for valuation purposes
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