



Elektron Tower, Blackwall Way, London, E14

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Sell MyHomeTM
.co.uk



- No Chain
- Great Connections
- 24hr Concierge
- 24hr secure underground parking available
- Offers Welcome
- Great Investment Opportunity
- Gym
- Communal Garden
- Service charge includes water, heating and electricity

OFFERS WELCOMED

Sell My Home are pleased to present to the market this exceptionally well presented one bedroom 13th floor apartment with excellent views of the Thames and O2. This property could make an ideal first home or investment opportunity for buy to let purposes.

The property offers a large reception, high specification kitchen, double bedroom, private balcony, and a contemporary bathroom. The property also benefits from a service charge that includes water, heating and electricity.

The Elektron development benefits from concierge service and a fantastic on-site gym. Elektron Tower has fantastic transport connections to The City, Canary Wharf, City Airport & Stratford with East India DLR station is very close by.

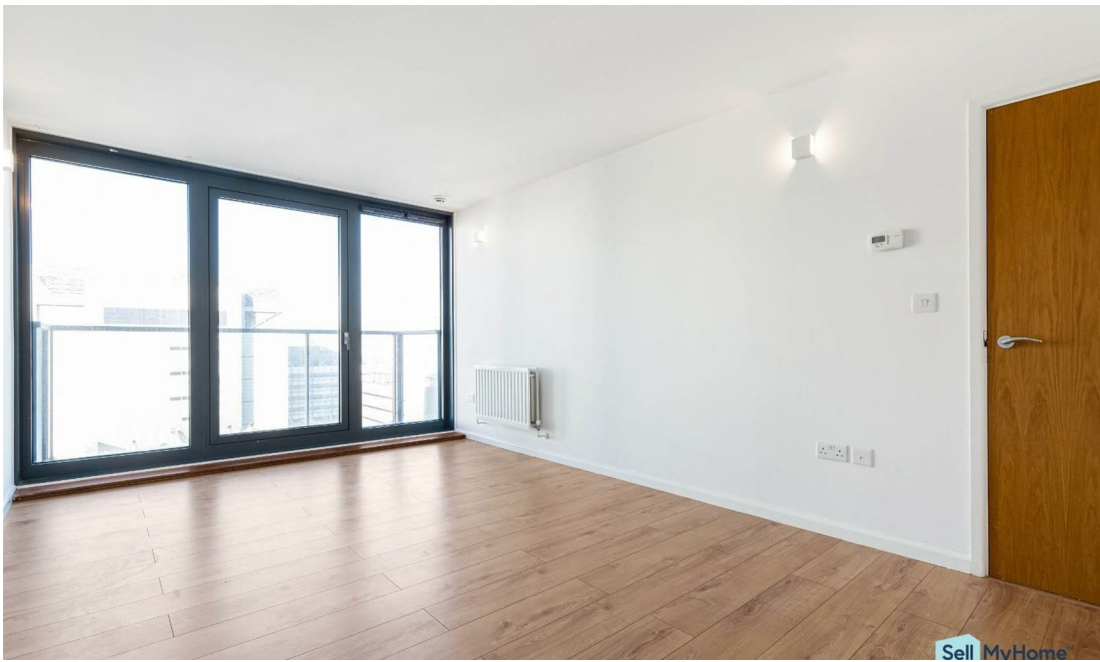
No Chain.

EWS1 Update: The Elektron Development has now had confirmation from the developer, Barratt's, that they will be taking care of the remedial work, at no cost to leaseholders, and will soon be putting in place a schedule of works that will enable the property to be mortgaged with mainstream lenders. Applicants are advised to check with their lender, their EWS1 criteria prior to viewing.

Ground Rent £250
 Service Charge: £3800 including water, heating and electricity.
 Lease Length: 979 years left

All details are approximate and should be checked via your solicitors.

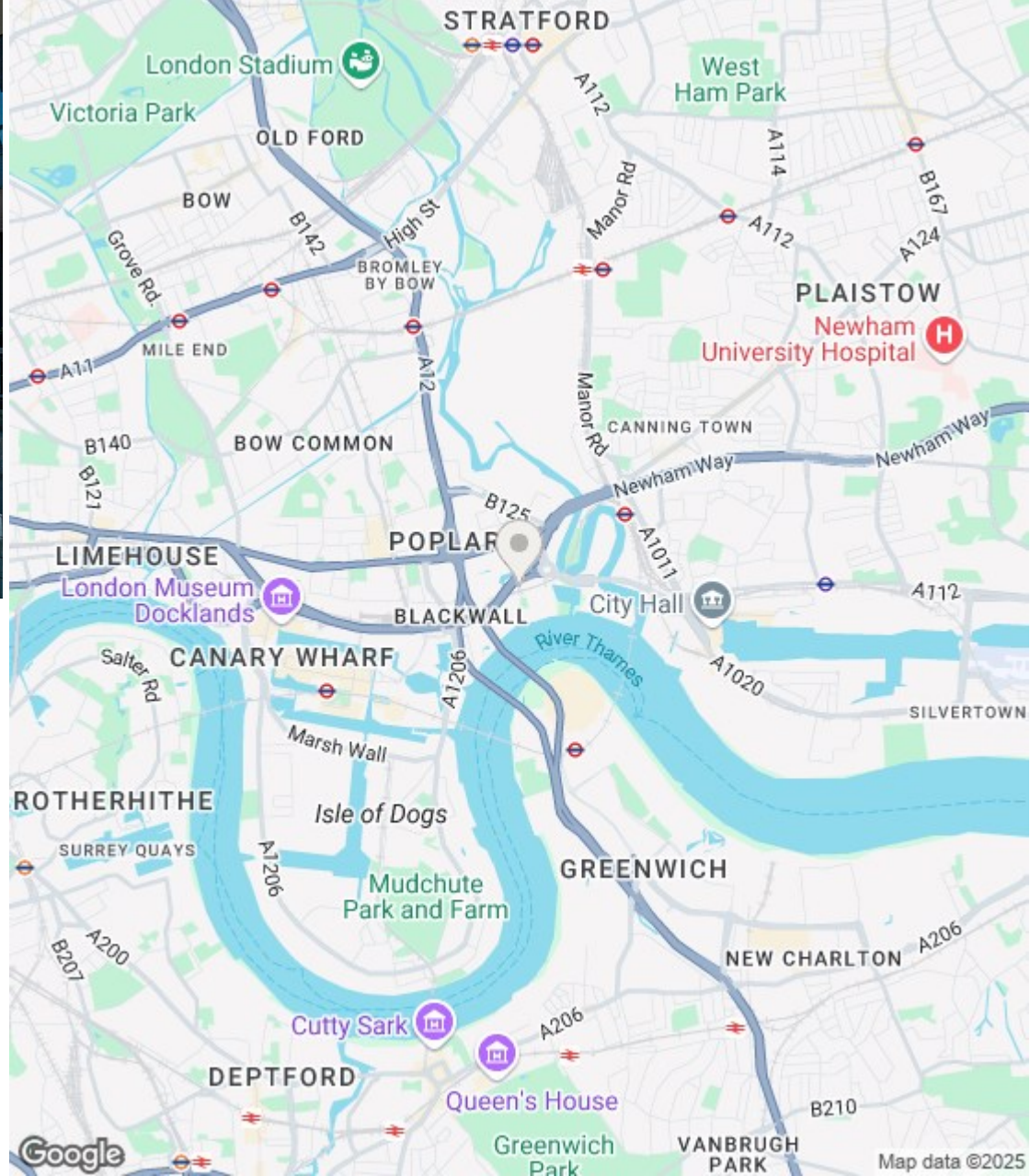
Please call Sell My Home to arrange a viewing.



Offers Over: £325,000







Energy Efficiency Rating

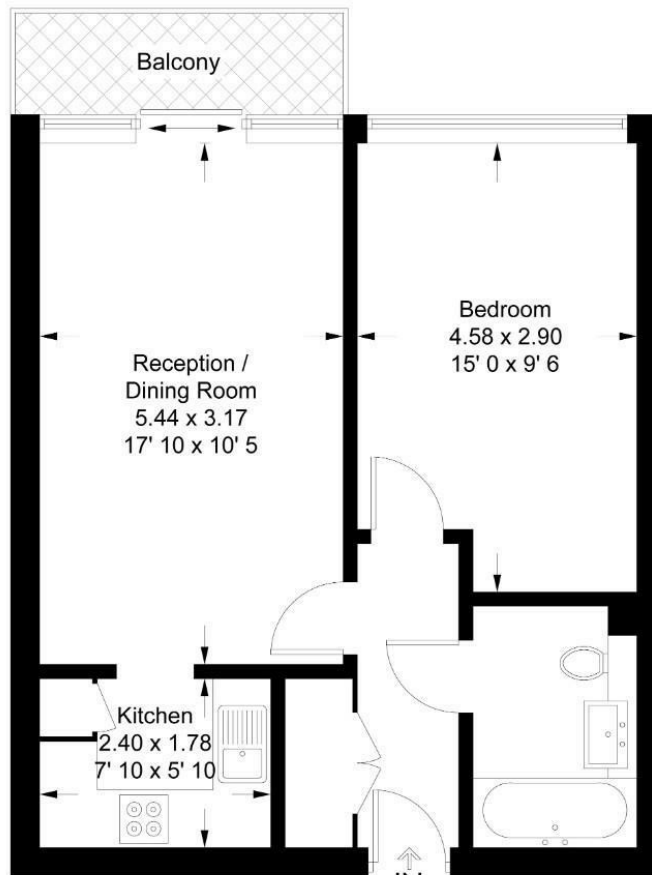
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

Elektron Tower

Approximate Gross Internal Area = 491 sq ft / 45.6 sq m



Thirteenth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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