

## 79 Elektron Tower, London, E14 9GB

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.

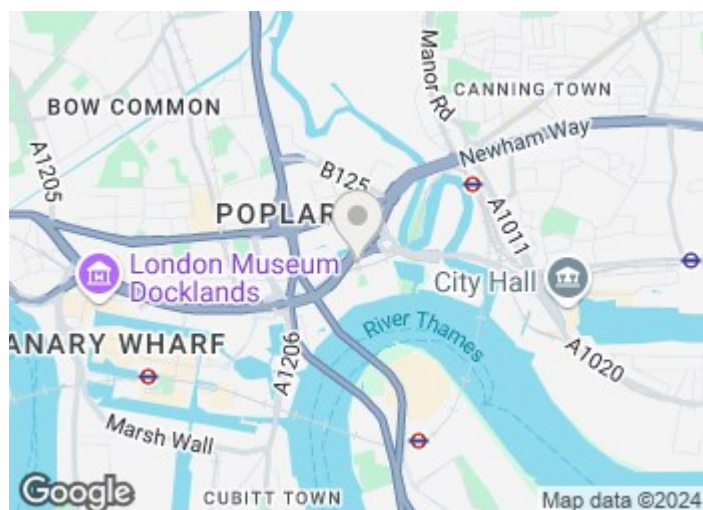
**Offers Over £325,000**

# 79 Elektron Tower

Blackwall Way, London, E14 9GB



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



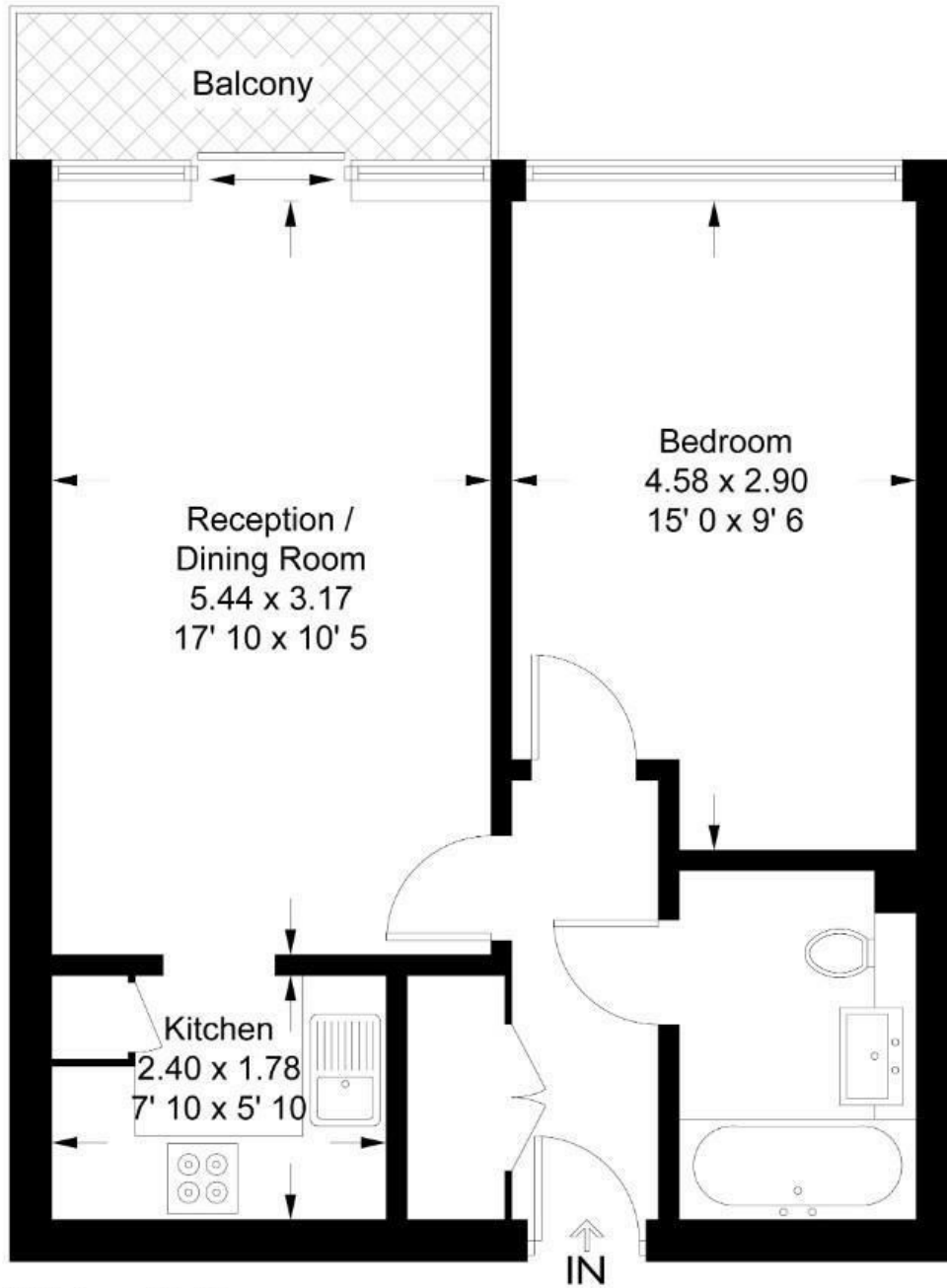
**Directions**



# Floor Plan

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		88
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	