



Agnes George Walk, London, E16

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- TWO BEDROOM APARTMENT
- ACCESS TO CANARY WHARF
- EXCELLENT TRANSPORT LINKS VIA DLR
- MAIN BEDROOM WITH EN SUITE
- 24 HOUR CONCIERGE AND RESIDENTS GYM

Sell My Home are pleased to present to the market, this excellently presented two bedroom purpose built apartment in the Royal Docks area.

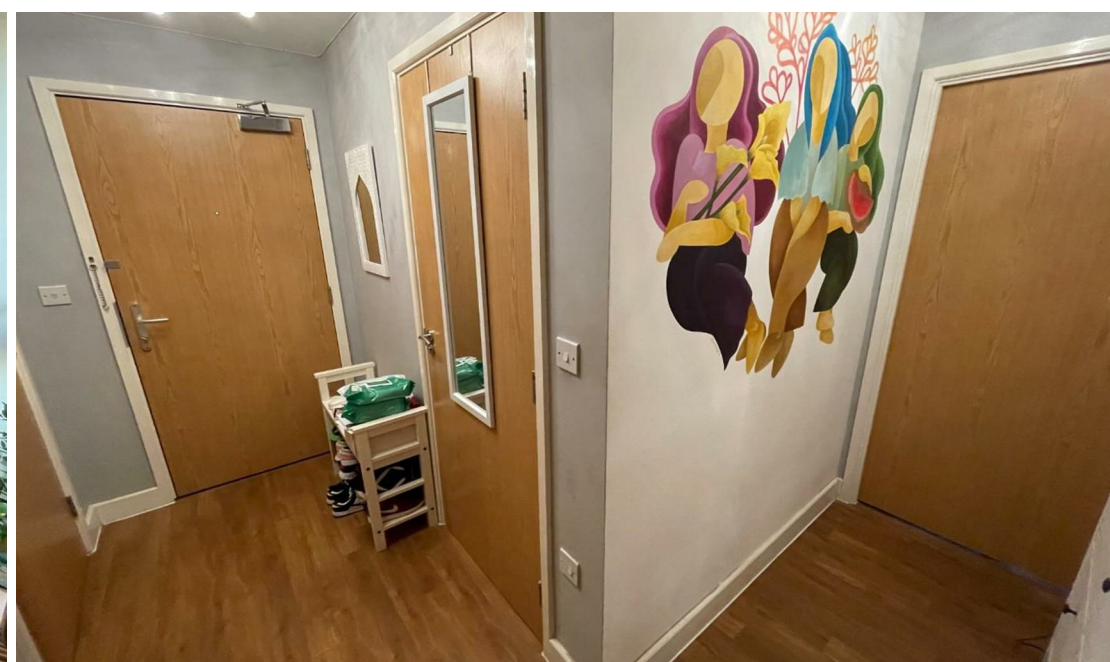
The property benefits from a sizeable kitchen and lounge with dual aspect windows providing plenty of light. The kitchen is finished to a contemporary standard and includes a range of integrated appliances. The lounge also includes access to a terrace with wonderful views over the Royal Docks area. Also included are: A master bedroom with en-suite shower room, a second double bedroom and a bathroom with three piece bathroom suite. All presented to a modern and pleasing standard.

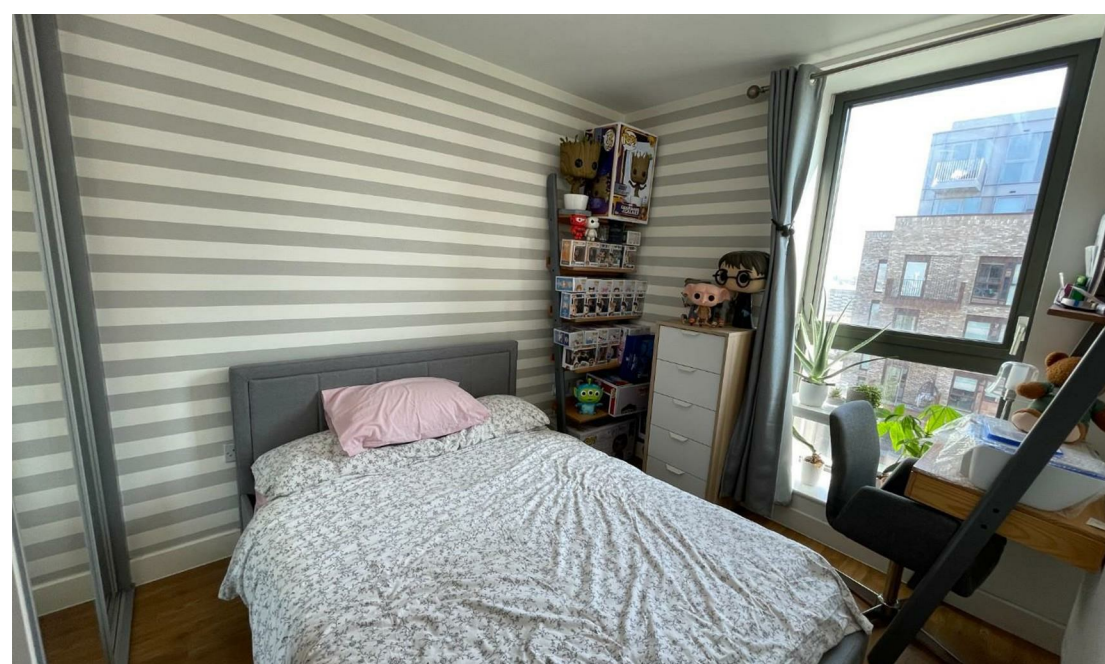
The property further includes a private resident's gymnasium and 24hr concierge. Within the area are an array of shops in the immediate area. The area also provides access into vibrant Canary Wharf, where there is an excellent selection of shops, bars and dock-side attractions. Local transport links include Pontoon Dock (DLR), City Airport as well as several convenient A roads for routes into and out of London.

TENURE: Leasehold
 LEASE LENGTH: 112 years remaining
 SERVICE CHARGE: £272.51 per month
 GROUND RENT: £383 per year
 COUNCIL TAX: D



Offers Over: £400,000





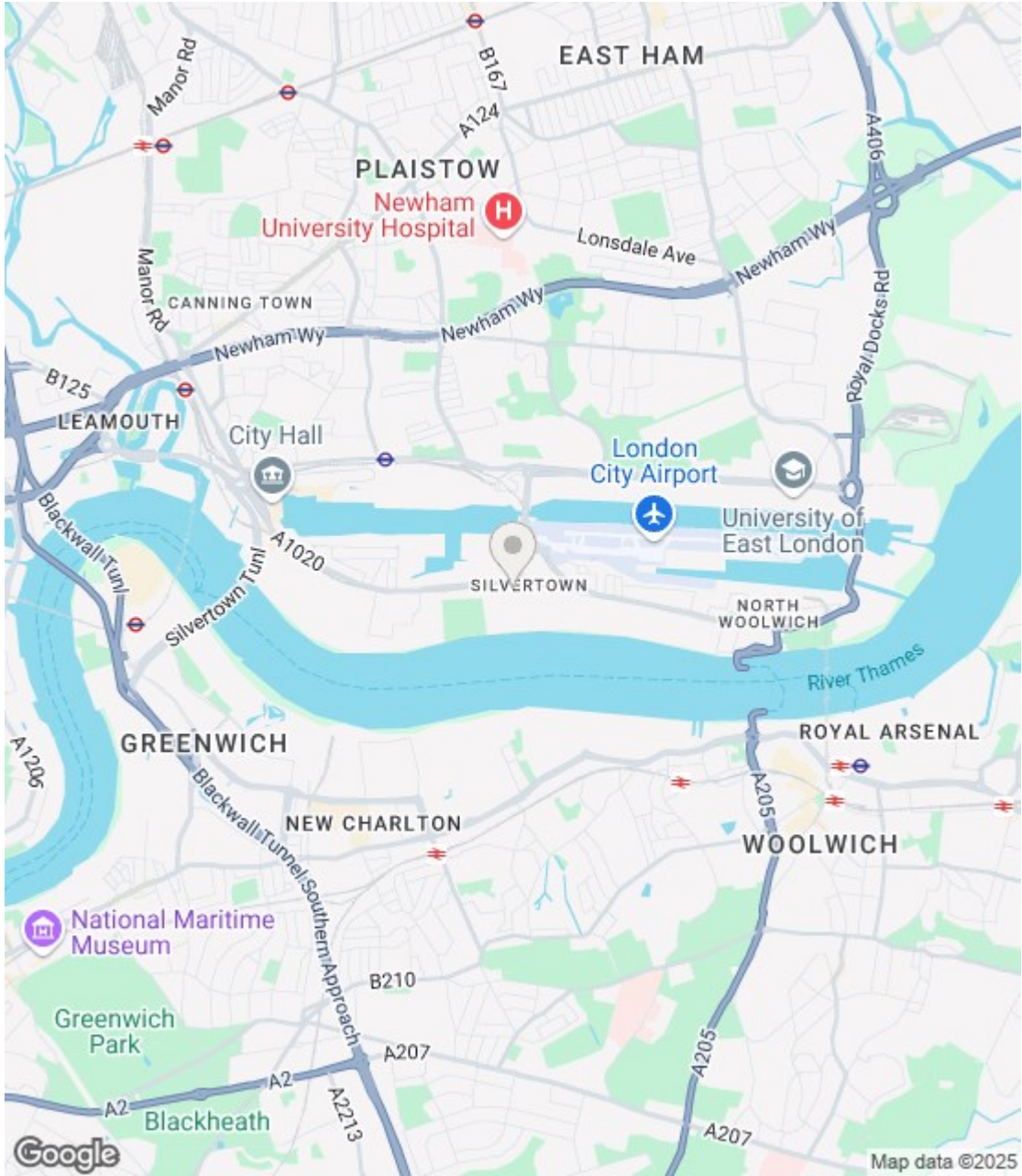


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

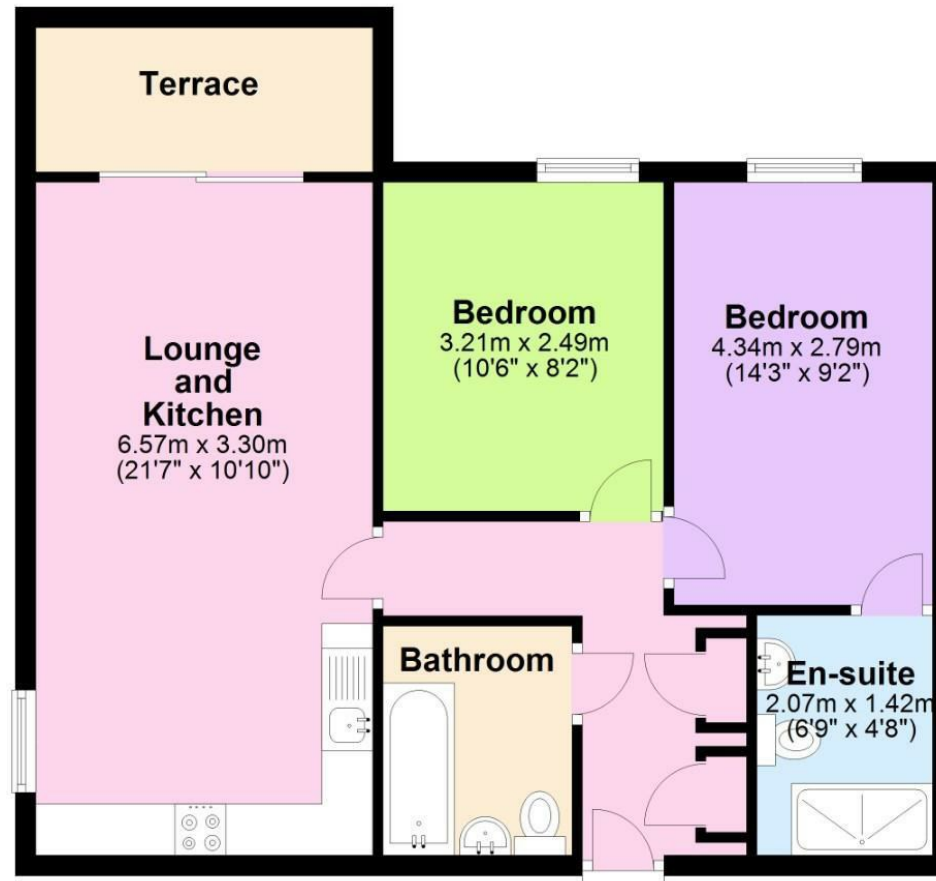
Environmental Impact (CO₂) Rating

	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	



Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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