



Agnes George Walk, London, E16

2  2  1  B 





- 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.

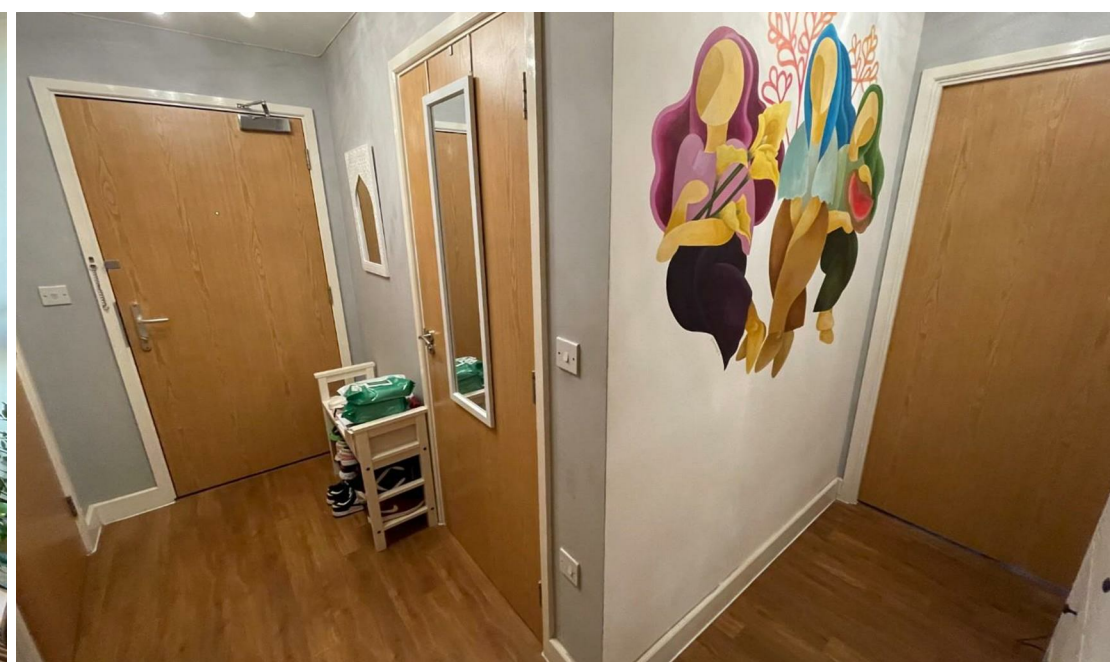
The property benefits from a sizeable kitchen and lounge with dual aspect windows providing plenty of light. The kitchen is finished to a contemporary standard and includes a range of integrated appliances. The lounge also includes access to a terrace with wonderful views over the Royal Docks area. Also 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.

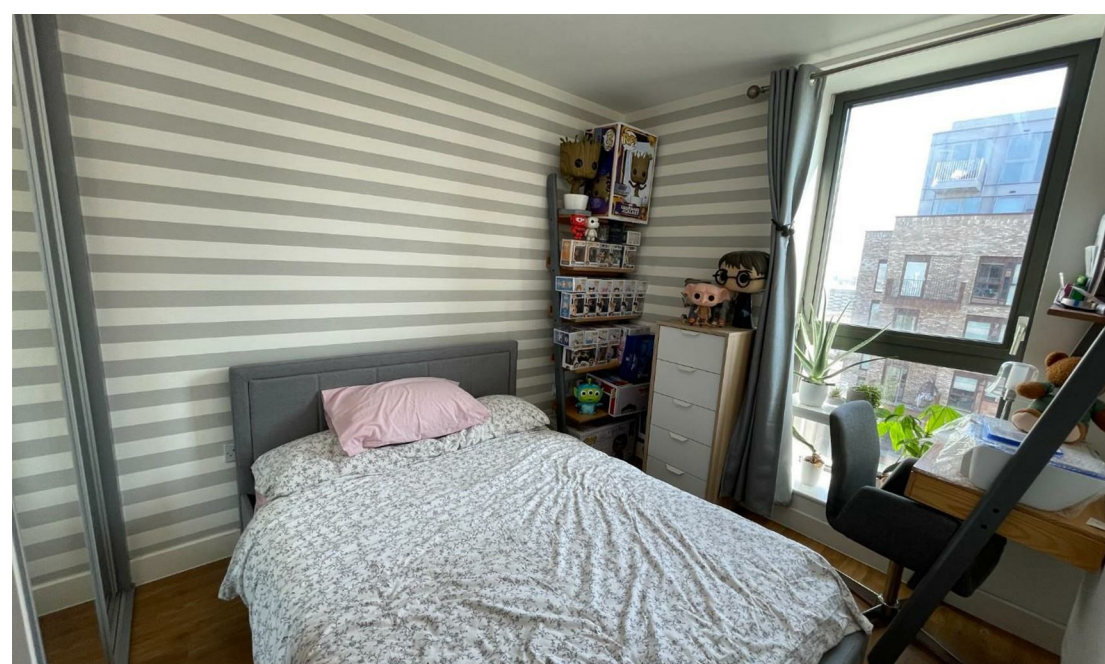
The property further includes a private resident's gymnasium and 24hr concierge. Within the area are an array of shops in the immediate area. The area also provides access into vibrant Canary Wharf, where there is an excellent selection of shops, bars and dock-side attractions. Local transport links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

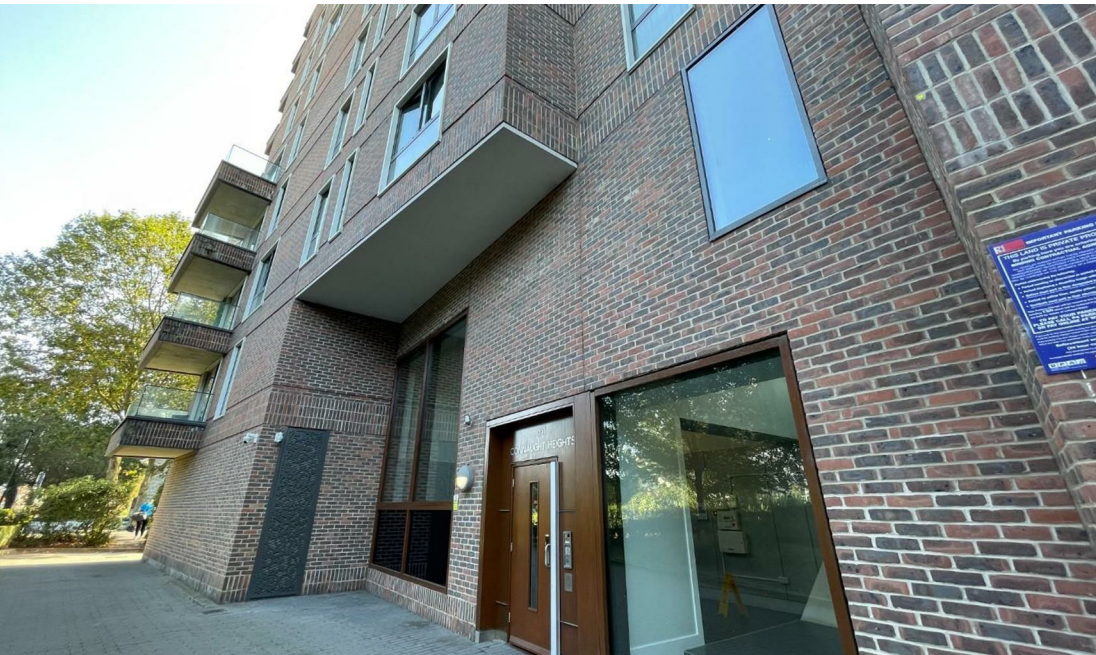
TENURE: Leasehold
 LEASE LENGTH: 112 years remaining
 SERVICE CHARGE: £272.51 per month
 GROUND RENT: £383 per year
 COUNCIL TAX: D



Offers Over: £400,000





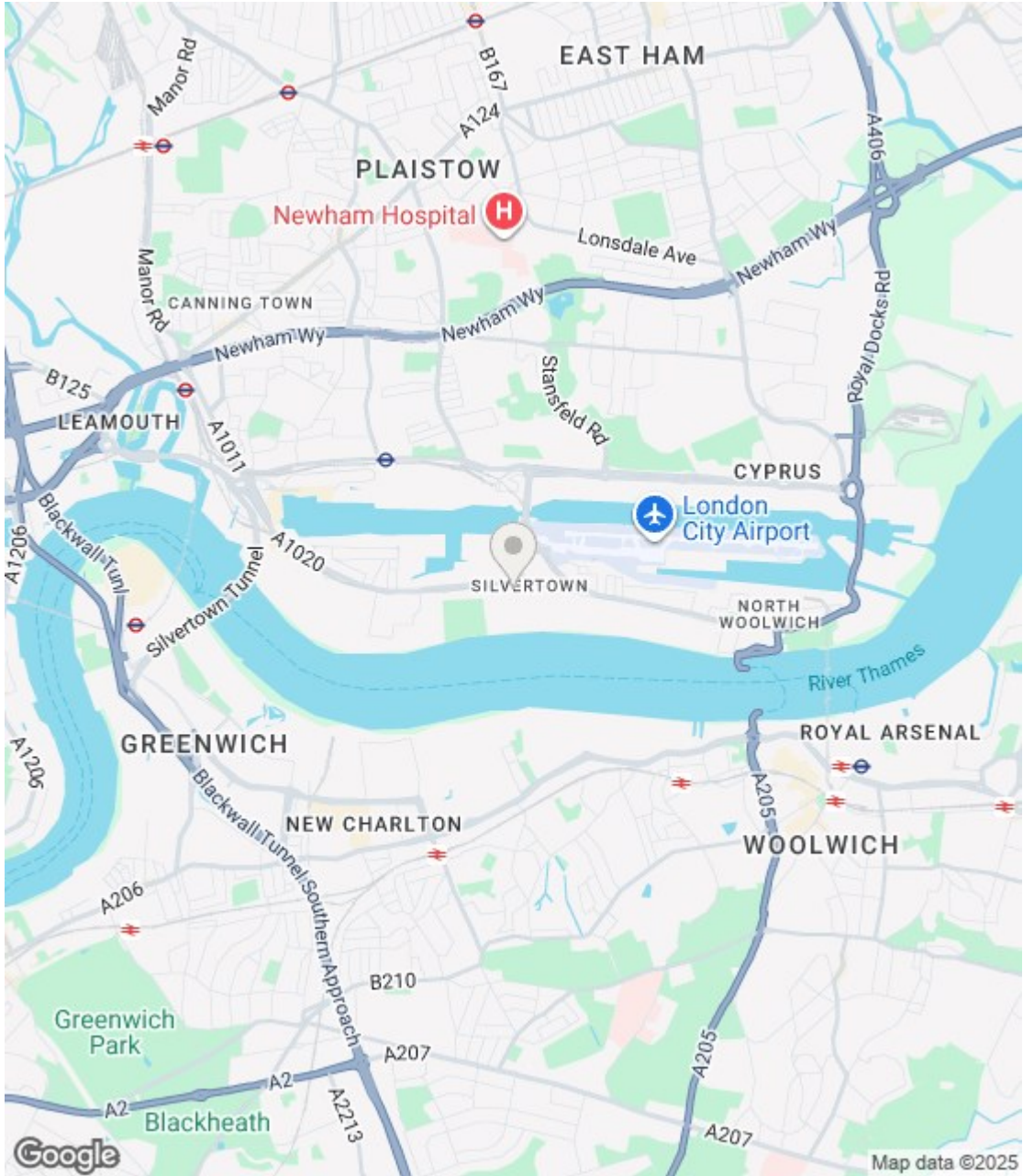


Energy Efficiency Rating

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

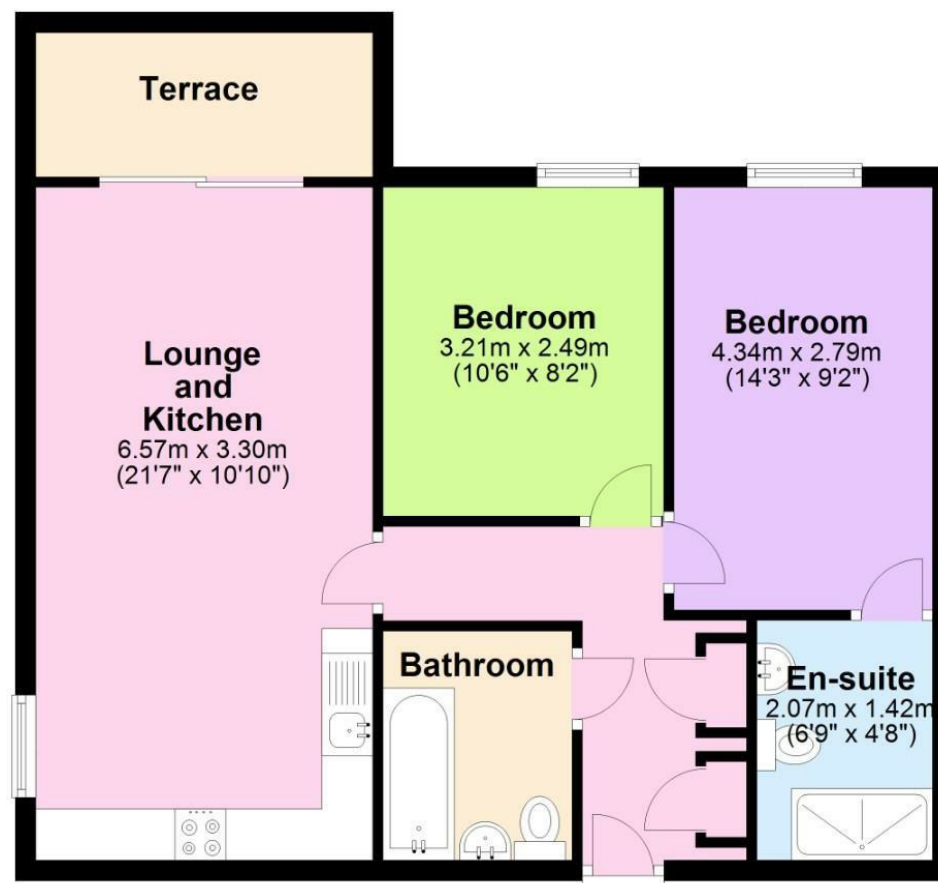
Environmental Impact (CO₂) Rating

	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.

(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.