

119 Wards Wharf Approach, London, E16 2ER

SellMyHome are proud to present this charming one-bedroom flat located in the heart of London, on Wards Wharf Approach. This property boasts open plan living/kitchen, one double bedroom, three piece family bathroom and private balcony, ideal for entertaining guests or simply relaxing after a long day.

The flat features one bedroom, perfect for a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity in the bustling London property market. The bathroom is modern and well-maintained, offering a comfortable space for your daily routines.

One of the highlights of this property is the parking space available for one vehicle, a rare find in London, making your daily commute or weekend getaways hassle-free. Additionally, residents can enjoy access to fantastic on-site facilities including a gym, sauna, and business centre, adding a touch of luxury to everyday living.

Situated towards the River Thames, you can enjoy serene views and leisurely walks along the riverbank.

Offers Over £250,000

119 Wards Wharf Approach

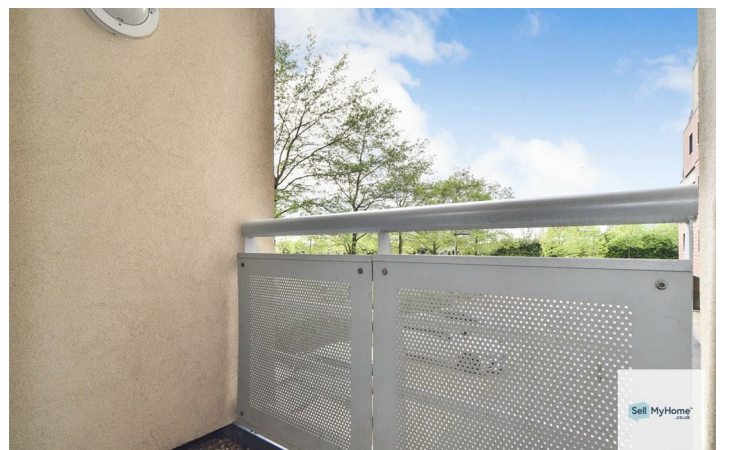
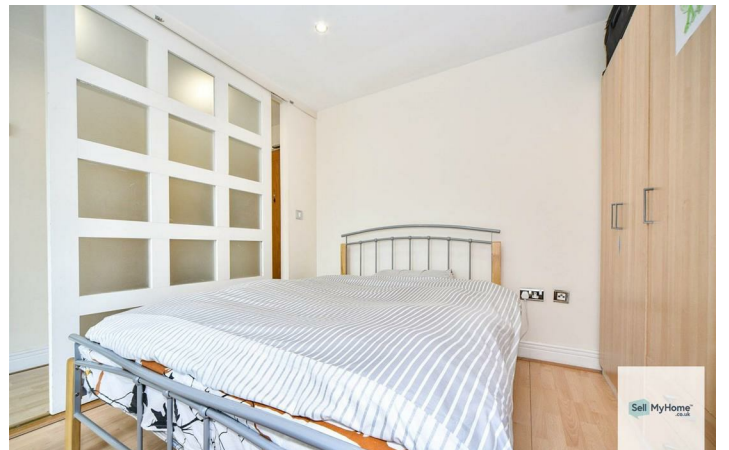
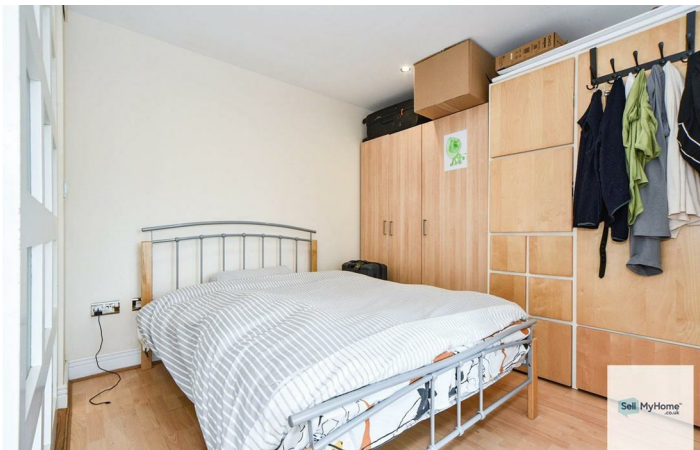
, London, E16 2ER



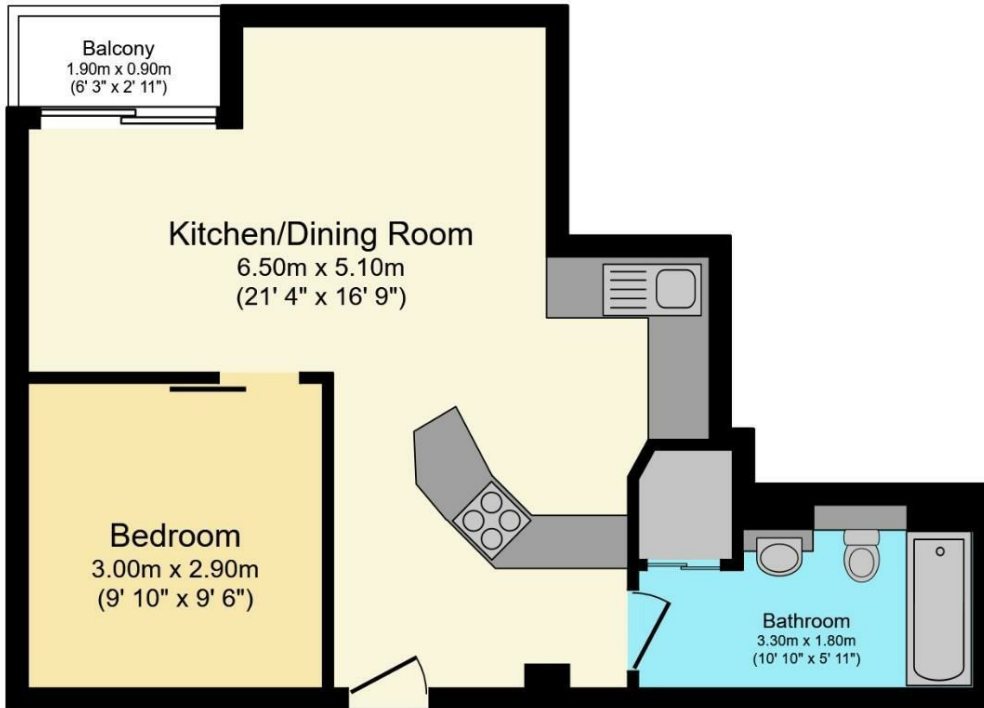
- One Bedroom Apartment
- Gated Development
- 24 Hour Security & Concierge Service
- Parking Space
- Private Balcony
- Virtual Freehold
- Perfect For First Time Buyers or Investors
- Walking Distance To Thames Barrier Park



Directions



Floor Plan



Total floor area 44.7 m² (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		73	74
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC