



## NEWPORT AVENUE, LONDON, E14

£330,000

Goldman Greg are delighted to present this spacious second floor one bedroom apartment situated within a secure development. Features include a private balcony, secure parking space, fitted kitchen, gas central heating, fitted wardrobes and 24 hr concierge.

The property extends to 571 square feet and has its own large balcony providing lots of natural light and ideal for evening entertainment. Affording lift service to all floors and secure underground parking. There is a bright bedroom with fitted wardrobes, a modern fitted kitchen with integrated appliances, spacious reception room flooded with light and access to a private balcony.

The development has the benefit of daily concierge and gated access with secure underground parking. East India DLR station is moments away making Canary Wharf just one stop and Bank easily accessible, as well as easy access to the Elizabeth line and Jubilee. The fantastic amenities of Canary Wharf with its many cafes, bars, restaurants and boutique shopping all at your door step.



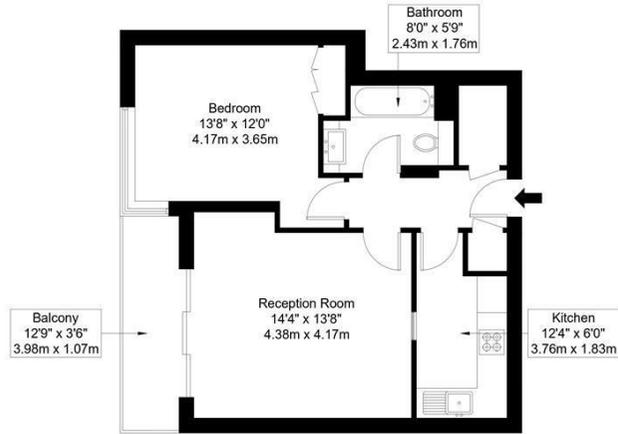
Goldman Greg

# Newport Avenue, E14 2DL

Approx Gross Internal Area = 48.1 sq m / 518 sq ft

Balcony = 4 sq m / 43 sq ft

Total = 52.1 sq m / 561 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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