



## 83 FISHGUARD WAY LONDON, E16 2RG

**£250,000**  
LEASEHOLD - SHARE OF  
FREEHOLD

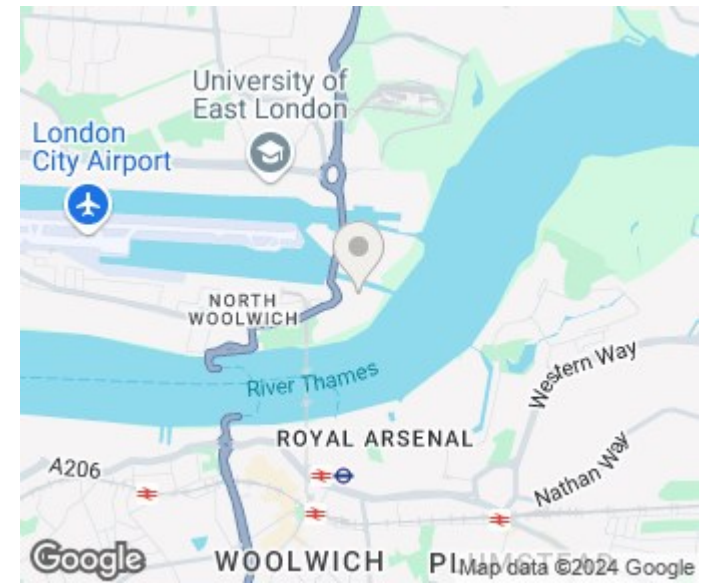
With views from the living room of the River Thames, this one bedroom apartment is located within a private and secure development within walking distance to King George DLR and also has the added benefit of residents parking.

Internally the property comprises of a lounge, separate kitchen, large double bedroom with built-in wardrobe space and a modern family bathroom. The wider benefits of the development itself include a 24 hour security/estate office, well maintained communal grounds and free residents permit parking.

**DouglasPryce**



Total area: approx. 39.3 sq. metres (422.5 sq. feet)



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>		
(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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