

44 ORCHARD PLACE

LONDON, E14 0JU

£495,000
LEASEHOLD

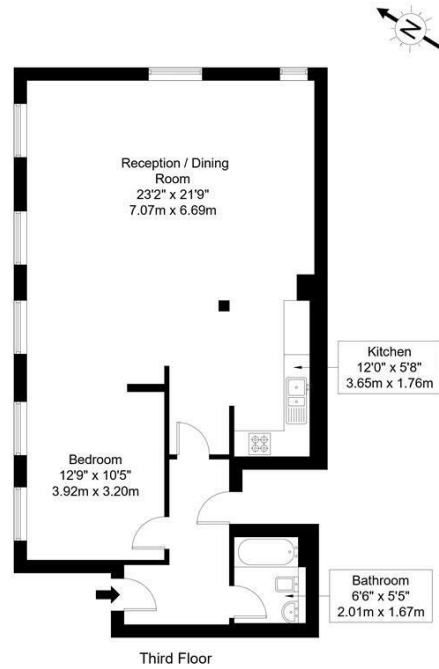
This unique and rare to the market, is this exceptionally large, 832 sq ft one bedroom/studio apartment is situated within a Victorian-built former warehouse building located just alongside the the Leamouth peninsula. Just minutes walk from East India dock basin bird reserve, views of the O2 arena and walks to Lee Valley regional park, the property is located just a stones throw from the River Thames. The property benefits from exposed brickwork throughout, with a huge open plan, free flowing internal footprint.

The property consists of a huge, open plan living room and kitchen area, with a bedroom that can either be opened up as part of the same space, or closed off to make a private bedroom. It boasts exposed brick walls and solid wood floors throughout. There is a also a modern bathroom suite and storage towards the main front entrance of this third floor apartment. The property also comes with its own parking space included. The utilities are also included within the service

DouglasPryce

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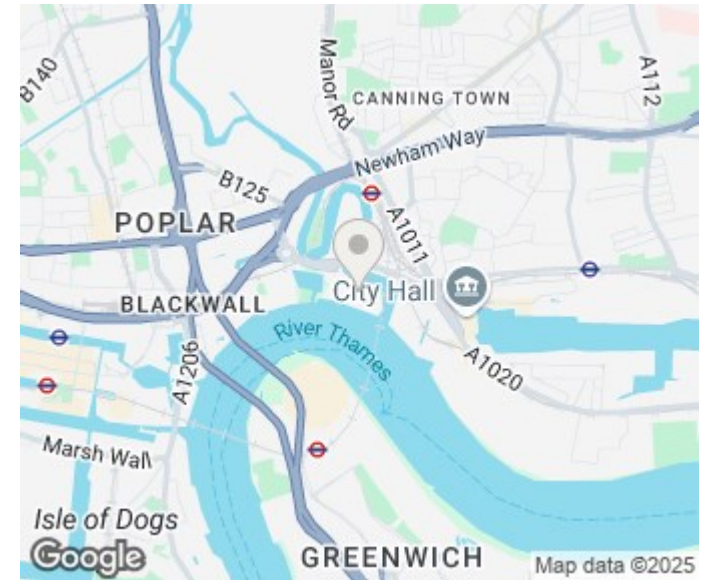
Approx Gross Internal Area = 77.27 sq m / 832 sq ft



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) 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	

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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