



DAVID GREENSLADE

exp[®] UK

@ david.greenslade@exp.uk.com

🌐 davidgreenslade.exp.uk.com

☎ 0208 05 00 252

Alboran Apartments, Caspian Wharf, E3 3GU

Guide Price £350,000

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Please Quote Ref DG0640. Modern One Bedroom Apartment with No Onward Chain located in the sought after Caspian Wharf Development situated next to the Limehouse Cut.

Offering a good sized open plan lounge/kitchen with integrated appliances and breakfast bar, a spacious bedroom and modern bathroom. Your private balcony is accessed from the lounge offering views to Canary Wharf. There is also a communal roof terrace on the 7th floor to enjoy. The apartment is located on the 4th floor and has lift access.

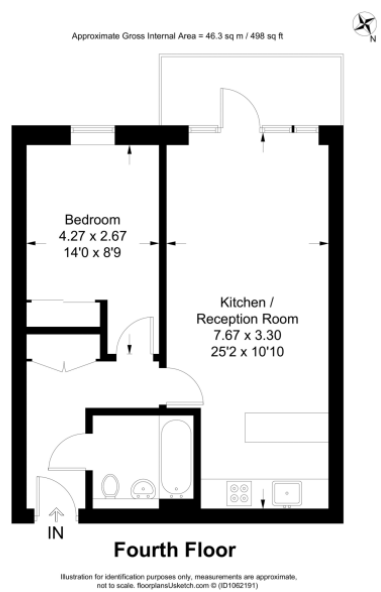
As a resident of Caspian Wharf, you will enjoy 24-Hour Concierge Service, have easy access to Energy Fitness gym and benefit from an array of local amenities including Les Miches a great Italian Deli, Saffi for coffee and sandwiches and a Tesco Express for your daily essentials. The Angel of Bow pub is around the corner and offers great food and hosts events.

Nearby you have both Mile End Park and Victoria Park, perfect for enjoying green spaces and the Farmers Market. Hackney Wick is easily accessed with some great independent bars and shops, a personal favourite is Number 90 Bar.

Caspian Wharf is just minutes away from Canary Wharf, Stratford, and The City. Transport links are excellent with the DLR at Devons Road and Langdon Park just moments away along with Bromley-By-Bow Underground Station giving links to the Elizabeth Line, Central Line, District and Hammersmith & City Lines for expanded London access.

This apartment is ideal for a first time buyer, investor landlord or those looking for a London bolthole.





- Please Quote Ref DG0640.
- No Onward Chain
- Open Plan
- Balcony with Views to Canary Wharf
- Spacious Bedroom
- Modern Bathroom
- Concierge
- Gated Development
- Close to the DLR and Tube
- Communal Roof Terrace



Energy performance certificate (EPC)

Flat 402 Auction Apartments 1 Silver Sea Gardens LONDON E3 3GU	Energy rating B	Valid until: 12 February 2033 Certificate number: 2831-3022-3200-0340-028
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Property type: Mid-floor flat
Total floor area: 44 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-who-are-letting-property-must-improve-energy-efficiency-standard-landlord-tutorial)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B	←	←
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		