

Flat 405 Aegean Court, 20 Seven Sea Gardens,

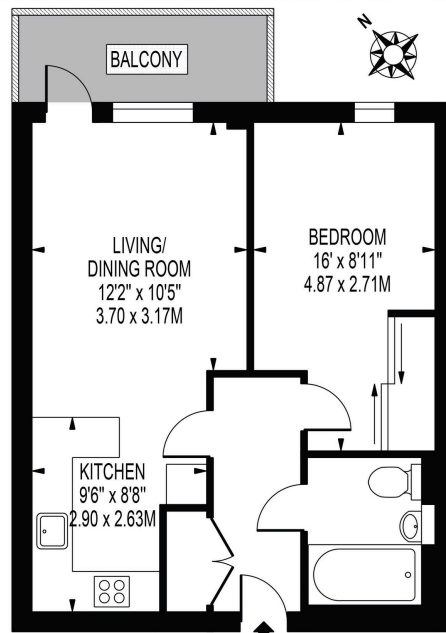
Offers Over £300,000

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- Chain Free
- Open Plan Lounge/Kitchen
- Spacious Bedroom
- Balcony with garden and canal views
- Concierge
- Communal Garden
- Bike Storage
- Close to DLR
- Onsite Gym (Monthly fee applies)
- Please Quote Ref DG0640

AEGEAN COURT
APPROXIMATE GROSS INTERNAL FLOOR AREA: 467 SQ FT - 43.42 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, MEASUREMENTS AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Offered Chain Free & EWS1 compliant. A well presented one bedroom fourth floor apartment with balcony that offers views to the Limehouse Cut canal and communal gardens and located in the sought after and pet friendly Caspian Wharf development.

Offering an open-plan lounge/kitchen with integrated appliances, offering access onto a private balcony. The apartment boasts a generously sized bedroom and a modern bathroom. All the living spaces have floor to ceiling windows allowing plenty of natural light along with underfloor heating. There is ample additional storage in the hallway.

The apartment also benefits from access to the 24 hour concierge, secure bike storage, communal gardens and an on-site gym (monthly membership fee applies).

This superb apartment is perfectly situated to take advantage of excellent transport links and local amenities: Just a short walk to Devons Road and Langdon Park DLR stations, and a 10-minute walk to Bromley-By-Bow (District and Hammersmith & City Lines).

Located in the vibrant and diverse Bow area, you will enjoy a strong sense of community and a variety of local amenities. The property is just moments from Limehouse Cut and The River Lea, where you can take peaceful walks along the banks. Additionally, the Queen Elizabeth Olympic Park, Bartlett Park and Victoria Park are nearby, offering excellent sporting, leisure, and outdoor activities.

Local Amenities: An abundance of local cafes including Saffi and Les Miches and with a Tesco Express for your daily essentials all on your doorstep.

The DLR takes you to Stratford in a matter of minutes, providing quick access to a wealth of shopping, dining and entertainment venues in Westfield as well as easy access to the Elizabeth line, allowing surprisingly quick commutes into central London. There is also a selection of restaurants, and cafes along with shopping at Canary Wharf.

Green Spaces: Nearby parks and green spaces include Bartlett Park with a great café and bakery, Three Mills Park, Limehouse Canal, The Olympic Park and Victoria Park, offering plenty of opportunities for outdoor activities.

This property is a fantastic opportunity for: First Time Buyers as it offers a perfect entry into the property market and a strong investment opportunity with high rental demand in the area.

EPC B.

Leasehold (986 Years Remaining)

Service Charge. £2,417.68