

40 Athol Square, London, E14 0NP

This modern, one bedroom flat with separate kitchen, dedicated parking and is located within walking distance to the DLR and London Underground.

A modern one bedroom apartment on the ground floor with direct access to a communal garden. This private development is gated and there is allocated parking. The development is close to lively, landscaped spaces and a good mixture of amenities.

This spacious flat is designed to a modern specification with the separate kitchen and bathroom. It is fully furnished and includes a wardrobe, drawers and a TV stand.

There are 2 DLR stations and 1 underground station within walking distance. Canary wharf is also a walkable distance.

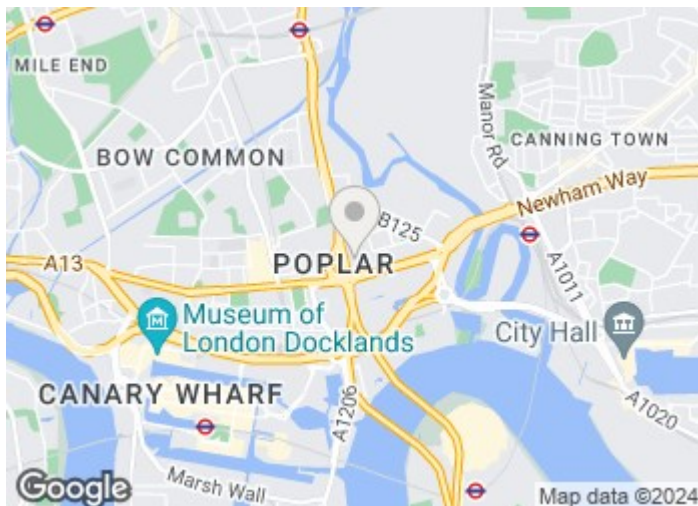
£1,550 PCM

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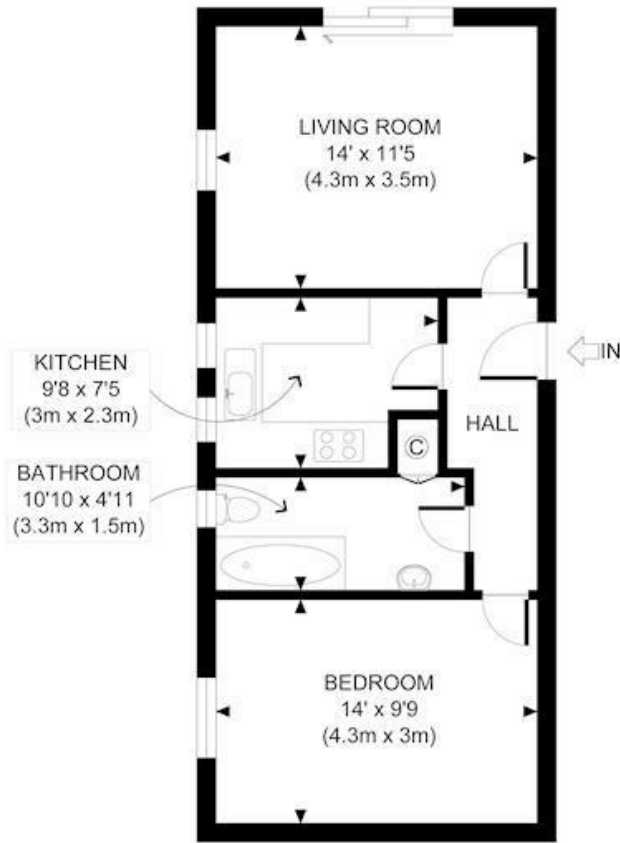
- 1 bedroom apartment within a gated development
- Communal garden
- Allocated parking
- Separate bathroom with power shower
- Fully furnished with modern deco
- Dedicate parking within the gated development
- 0.4 miles to All Saints DLR and 0.6 miles to East India Docks DLR station



[Directions](#)



Floor Plan



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 486 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 486 SQ FT / 45 SQM	Athol Square
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/06/22
	photoplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	71	81	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	