



**707 Avalon Point Orchard Wharf, London, E14 0TY**

**Offers in excess of £450,000**

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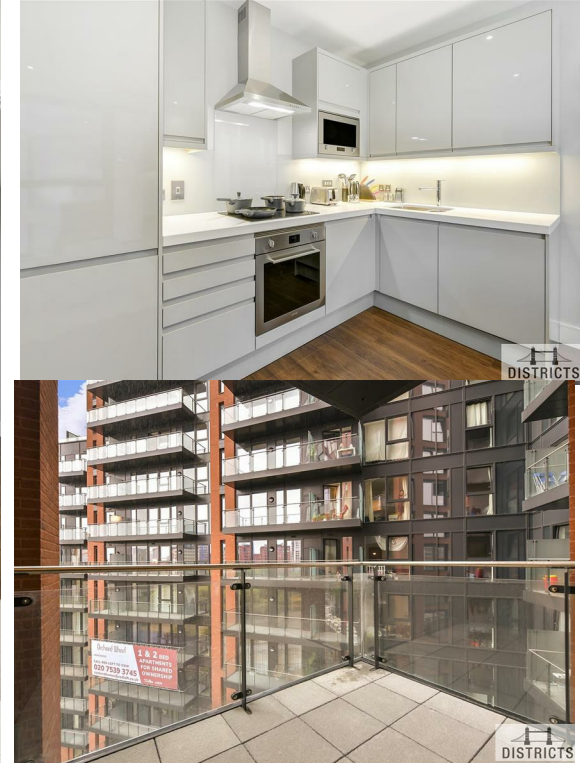




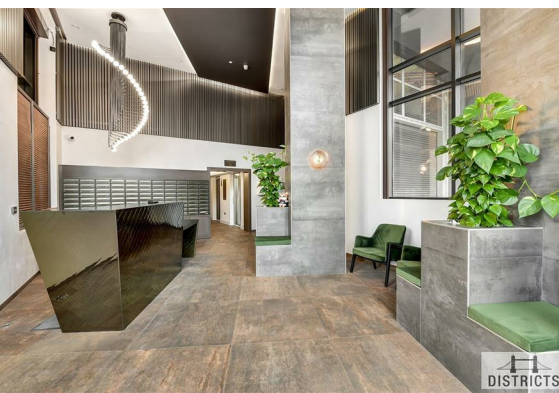
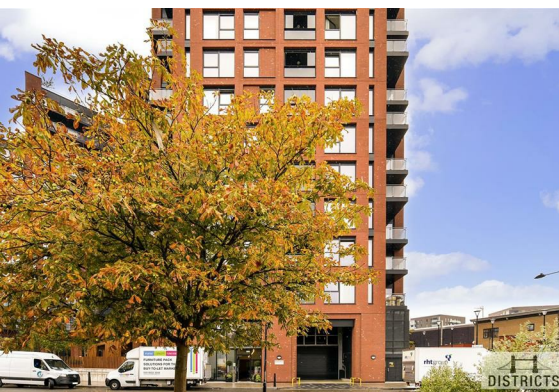
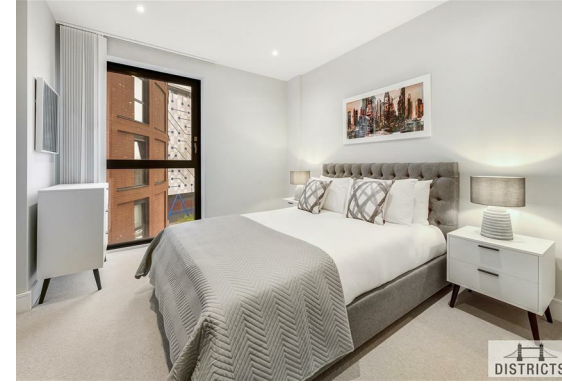
A stunning 1 bedroom, 1 bathroom at the all-new Orchard Wharf development. Comprising high quality specifications throughout, including walnut finish flooring, Smeg integrated kitchen appliances and luxury bathrooms white marbled floor and wall tiling to bath and shower rooms. The property further benefits from a 24hr concierge service. Located just a few moments from the heart of London's fastest growing business district, Orchard Wharf is well connected with a 5 minute stroll to the DLR at East India, 2 minutes to Canning Town enjoying easy access to the Jubilee Line and in turn a 4 minute service to Canary Wharf. If that wasn't enough, you can access London within minutes using the new Crossrail service ( Elizabeth Line ).

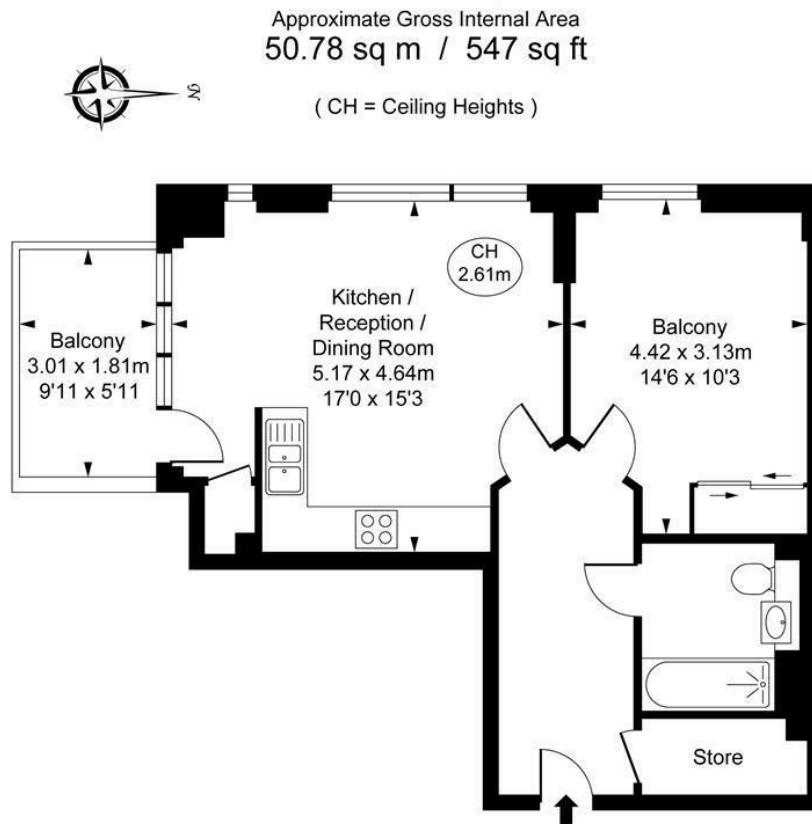
- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom
- EPC Rating: B
- Council Tax: D, Tower Hamlets
- Lift access | Cladding: EWS1 Certificate available


Leasehold: Approx 170 Years remaining | Ground Rent: Approx. £400pa | Ground Rent Increase Mechanism: RPI | Service Charge: Approx. £2,480pa









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		
England & Wales		EU Directive 2002/91/EC 

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 firms employment has the authority to make or give any representation or warranty in respect of the property.