

# Hammonds



402 Riverside, 417 Wick Lane, London, London, E3 2JJ

Asking Price £515,000

- \*THIS IS A LIVE/WORK UNIT\*
- Lease - 100 Years
- Two Double Bedrooms
- Ground Rent - £250 Pa
- Balcony
- Fully Fitted Kitchen
- Service Charge - £4000 Pa
- Private Development
- Fully Furnished

57 Bow Rd, London, E3 2AD  
02089802226

sales@hammonds-estates.co.uk  
www.hammonds-estates.co.uk

## Directions

## Viewings

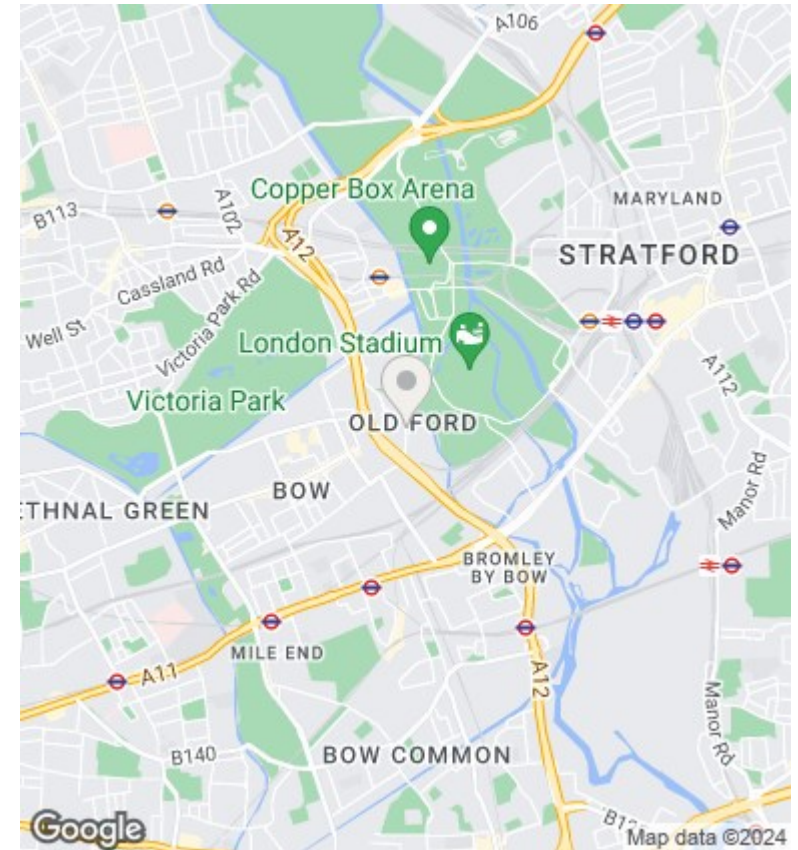
Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	80
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	