

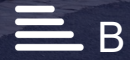


LOVE LIVING
HACKNEY



Caisson Moor Court Navigation Road, London, E3 3TH

£2,500





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Caisson Moor Court Navigation Road

London, E3 3TH

- Two double bedrooms
- Private river facing balcony and separate terrace
- Wooden floors
- Excellent energy performance
- Close to Bromley by Bow underground station
- Close to Canary Wharf
- Two bathrooms
- Double glazing

The Home -

This modern Two-bedroom double apartment is located on the bank of the River Lea and a short walk from Bromley by Bow underground station. The private river facing balcony is in addition to the large private terrace accessed from both bedrooms. One main bathroom and an en-suite serve the apartment which has an excellent energy performance rating. Canary Wharf is close by plus Westfield Stratford and various supermarkets.

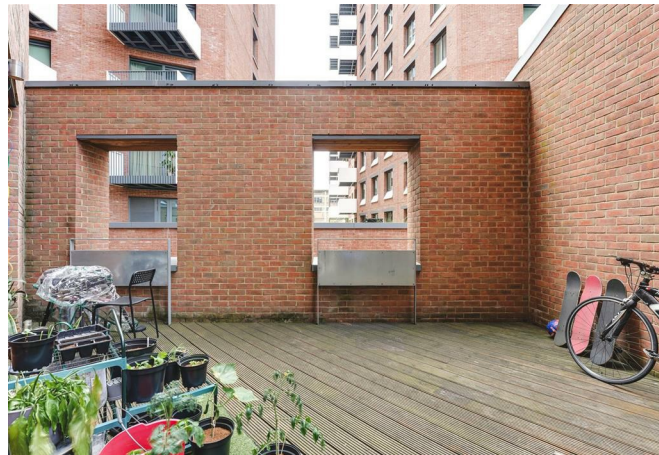


The Indoors

As you enter the living room/kitchen there is an abundance of natural light thanks to the floor to ceiling double glazed windows that open out onto the private balcony. There is wooden flooring underfoot, the kitchen has plenty of cupboard and worktop space, a dishwasher, oven and electric hob, integrated washing machine and a built in fridge/freezer. The main bathroom has a heated towel rail, bath with shower attachment and glass shower screen, hand basin with mirror above and a WC. The second bathroom is an en-suite to the main bedrooms and has a walk in shower, hand basin and WC. Both bedrooms are good sized doubles, each with a double glazed door leading out onto the private terrace.

The Outdoors

The balcony faces the River Lea, it's large enough to have a table and chairs for alfresco dining. The separate large terrace is decked and offers an additional outside space.





Loving the location

Great public transport links with Bromley-by-Bow's District Line services that run to Bank in just 14 minutes, Devons Road DLR to Canary Wharf takes you quickly into Stratford, with Greenwich and it's famous market just 13 minutes away. The 108 bus service runs to Stratford and to North Greenwich for the O2, plus the A12 is minutes from the property.

Immerse yourself in the vibrant Canary Wharf, which is a real cultural hub with its comedy clubs, Latin festivals, open air concerts and winter ice-rink. Take a walk along the towpaths and footpaths experiencing the calm that riverside living offers.

Directions





TODAY

MON
TUE
WED
THU
FRI
SAT
SUN



Floor Plans



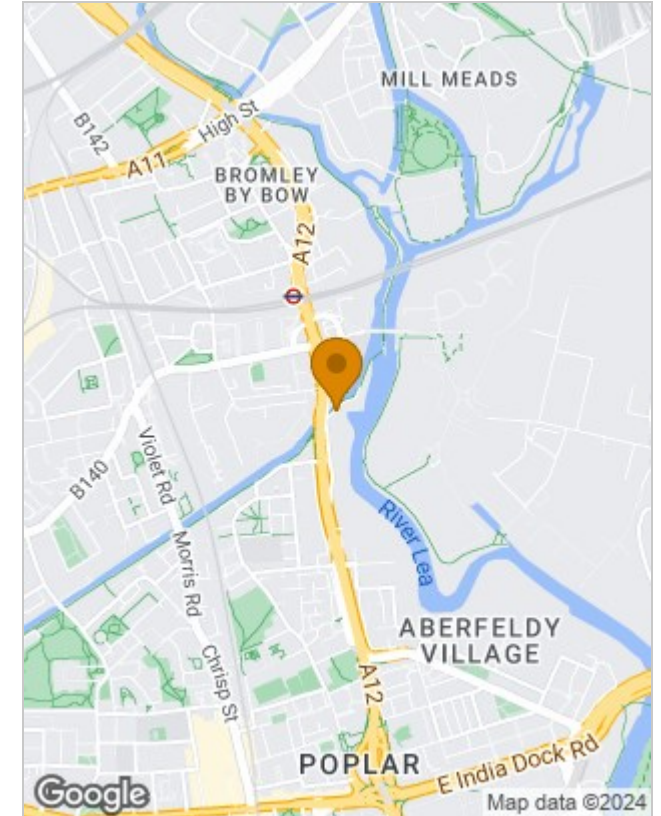
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	