



HENRY  **WILTSHIRE**

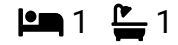
www.henrywiltshire.co.uk

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Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

Bramwell Way, London, E16 2GS

£340,000



This well presented 1 bedroom apartment is set in a lovely modern development, boasting a bright reception room and open-plan kitchen with integrated appliances, double bedroom, modern chic bathroom and a lovely private balcony overlooking the central square with established gardens.

Kingfisher Heights has the benefit of a residents gymnasium, 24 hour concierge and being moments from from the River Thames and next to the open green space of the Thames Barrier Park.

Lease remaining is 116 years left

Service Charge £1800 per annum approx.

Ground Rent £300 per annum

EPG Rating B



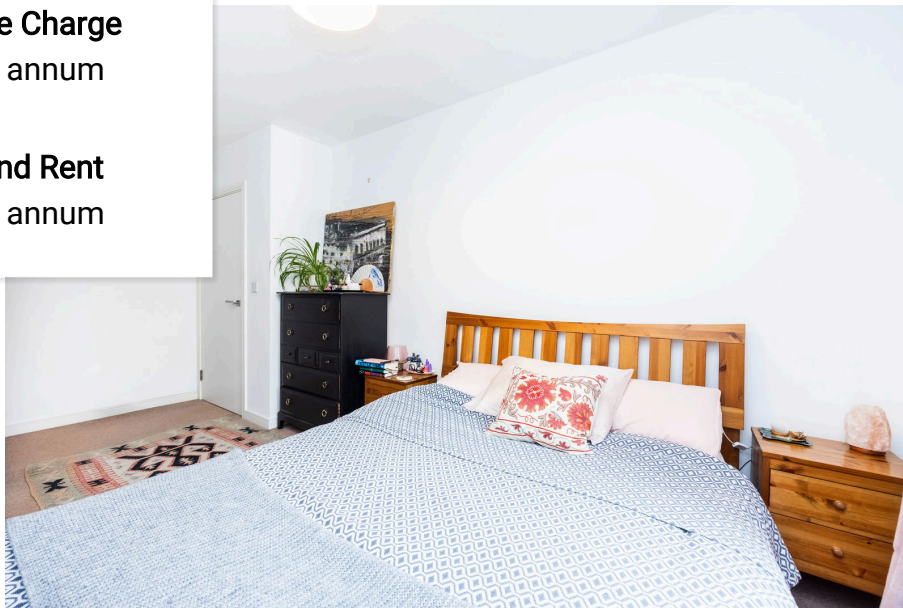


Floor Area
sq. ft.

Tenure
Leasehold

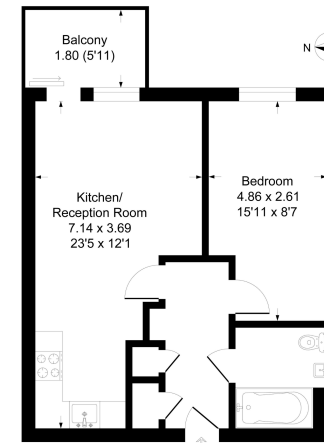
Service Charge
£ per annum

Ground Rent
£ per annum



Kingfisher Heights

Approximate Gross Internal Floor Area = 46.6 sq m / 503 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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