



## FLAT 33, OBAN HOUSE OBAN STREET

LONDON, E14 0JB

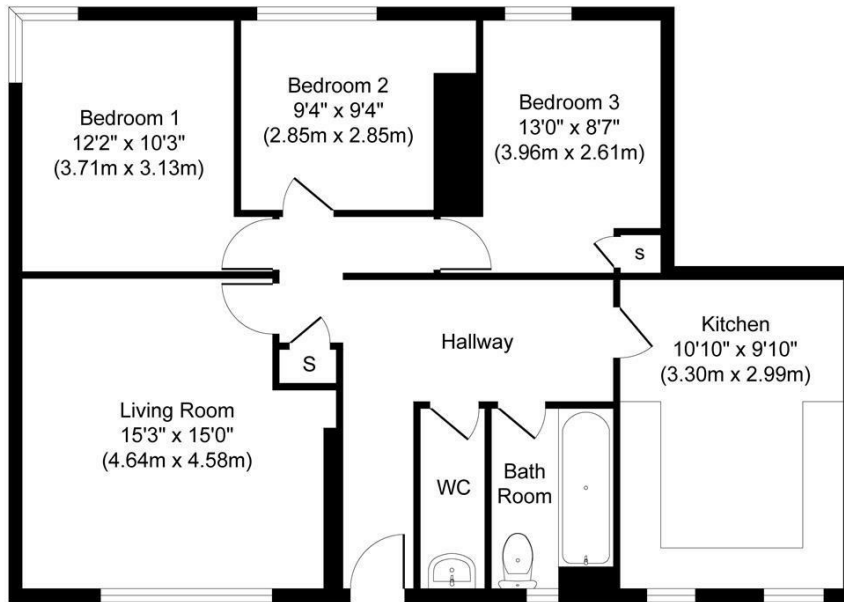
**£350,000**  
**LEASEHOLD**

This leasehold three-bedroom flat offers a great opportunity for first-time buyers, families, or investors looking for space and convenience in the heart of E14. The property features a bright living room, three spacious bedrooms, and a well-appointed bathroom, this flat provides ample living space in a prime location.

Ideally located just a short walk from East India DLR Station and with easy access to Canning Town Station, residents will enjoy quick transport links to Canary Wharf, the City, and beyond. A variety of local amenities, including supermarkets, cafes, restaurants, and parks, are within easy reach, making this an ideal place to live.

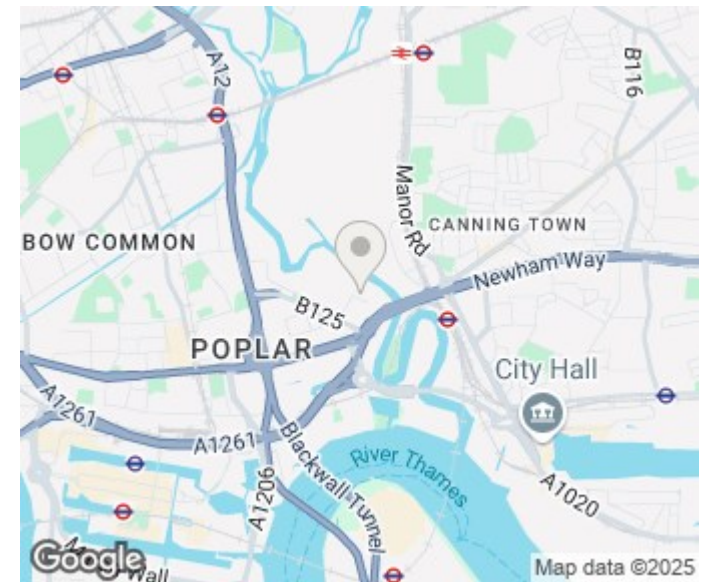
116 years lease remaining  
£10 Ground rent

  
**BELLS**  
ESTATE AGENT



**Approximate Floor Area**  
**985 sq. ft**  
**(91.48 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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