



## Avon Court, Royal Quay, Clyde Square, Limehouse, E14

Asking price **£325,000** | Leasehold



# Avon Court, Royal Quay, Clyde Square, Limehouse, E14



Studio



1 Bathroom



1 Reception



Secure Gated Development



Secure Cycle Storage



Local Amenities



Day Porter



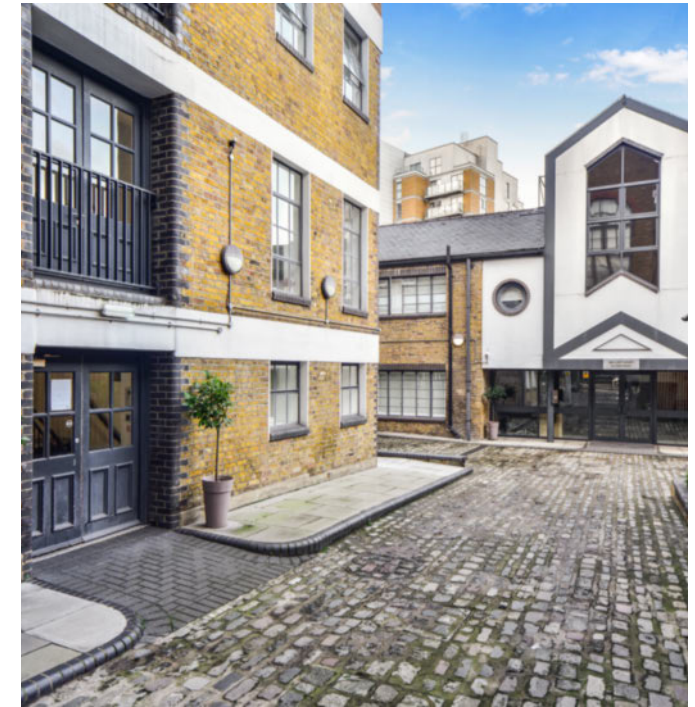
0.5 MI Westferry

Fantastic studio apartment within the prestigious Royal Quay development in Limehouse. Accommodation spans 366 sq ft and includes an open plan living area with large warehouse style windows allowing for plenty of natural light, fitted modern kitchen with integrated appliances, recessed lighting throughout, engineered wood flooring throughout, good separate sleeping area, tiled bathroom décor with smart fittings and fixtures. Ample storage through-out.

Set within a secure, gated, dock-facing development residents at Avon Court benefit from a day porter available on-site Monday through Saturday (Week Days 9am-6pm, Saturdays 9am-12pm). The development also offers Bicycle Storage. Residents have access to re-imagined courtyard gardens for peaceful moments and will also enjoy the proximity to the

Limehouse Cut Canal and Basin as well as Bartlett Park and Mile End Park which can all be reached within between 5-13mins.

There are great local amenities with shops right nearby such as Tesco and Lidl which can be reached within around 3mins. The property is conveniently located between the City and Canary Wharf with a great array of amenities a short walk away. Just over 10mins walk to the thriving Canary Wharf district, offering a great selection of bars, restaurants and shops including the Canary Wharf Shopping Centre. Boasting a range of transport links, these include Westferry DLR (0.5 MI), Limehouse DLR (0.7 MI) and Langdon Park DLR (0.9 MI) as well as Canary Wharf Station (0.9 MI) which gives access to the Elizabeth Line service for high-speed connection throughout the Capital.



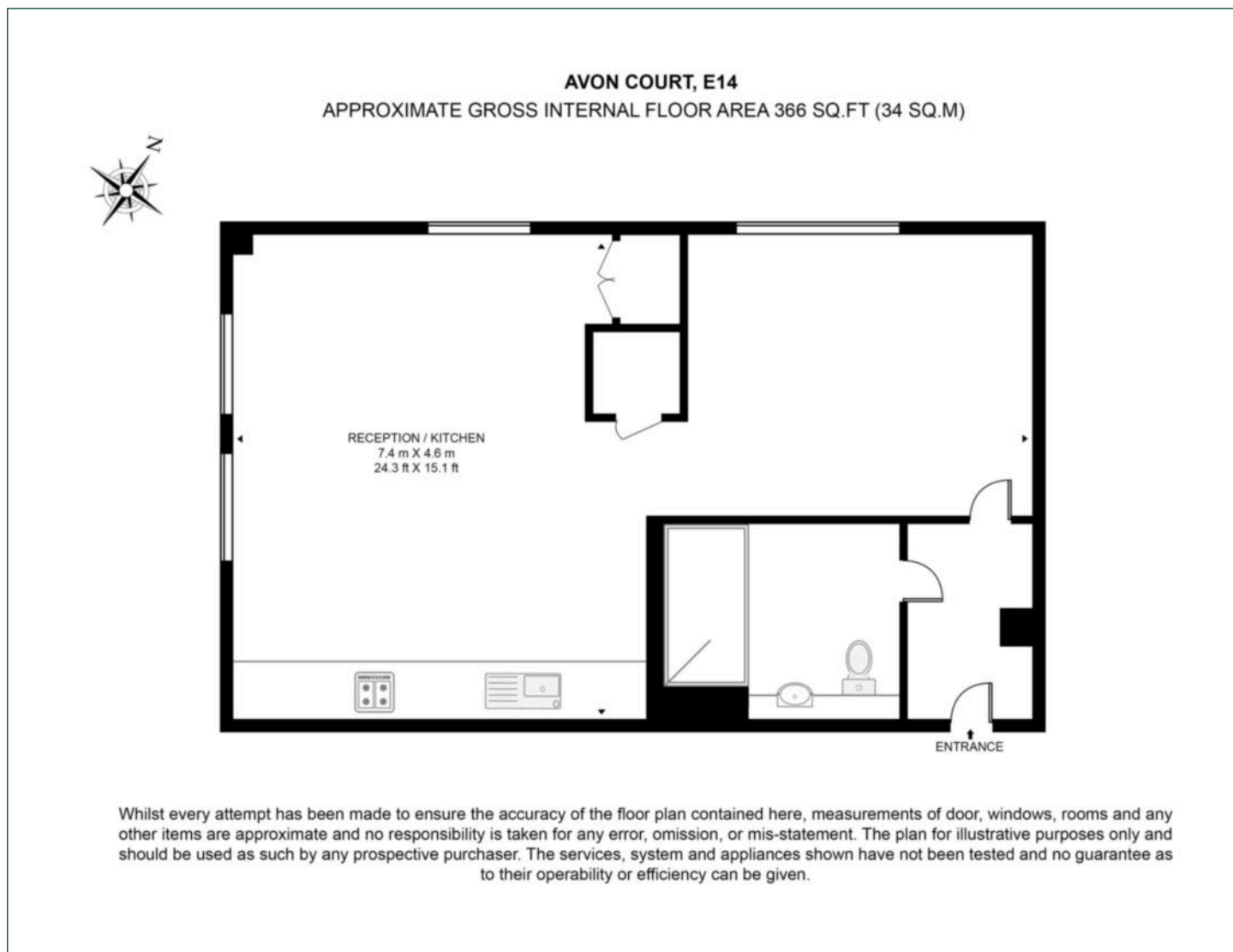
**Tenure:** Leasehold (991 years remaining) **Local Authority:** Tower Hamlets

**Ground Rent:** £400 p.a. **Council Tax Band:** C

**Service Charge:** £3,500 p.a. **EPC:** C

# Floorplan

349 sq ft | 34 sq m



## Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

## Sales

020 7515 1001 | [canarywharf.sales@chaseevans.com](mailto:canarywharf.sales@chaseevans.com)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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