



## **Sailors House, Oxbow, Deauville Close, London, E14 0JT**

**£280 Per Week**

ZERO DEPOSIT AVAILABLE ON THIS PROPERTY\*

A bright and airy 1 bedroom apartment situated in 'Sailors House' which is a part of the 'Aberfeldy Village / Oxbow' development located in East India Docks, E14.

Large open plan living room with luxury fitted kitchen, floor to ceiling windows, access to balcony, fitted bedroom with access to balcony and luxury bathroom suite.

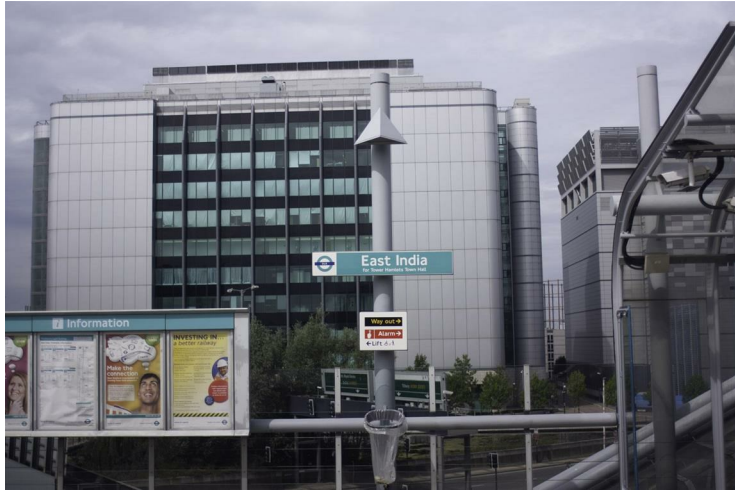
Canary Wharf is located just 1.5 miles from the property, and offers a range of amenities, which include popular restaurants, cafes, lively bars, and a shopping center with high-street shops and designer boutiques.

'Sailors House' is a short walk to East India DLR station, which offers interchanging services to Canary Wharf and Bank in 8 and 15 minutes respectively.

Development offers a 24 hour concierge, gym access & a media / cinema room for residents use.

- Available From Now
- Short Walk To DLR Station
- Concierge
- Gym Access
- 1 Bedroom
- Close To Canary Wharf
- Balcony
- 3rd Floor
- Comes Furnished
- Media / Cinema Room

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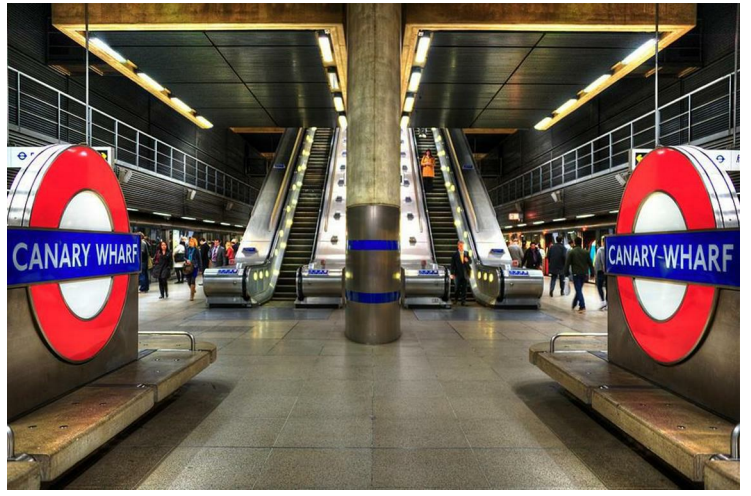
EAST INDIA DLR



ALL SAINTS DLR



BLACKWALL DLR



CANARY WHARF STATION



ABERFELDY VILLAGE



SAILORS HOUSE

## Sailors House, Oxbow, Deauville Close, London, E14 0JT



KITCHEN



RECEPTION ROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



BEDROOM

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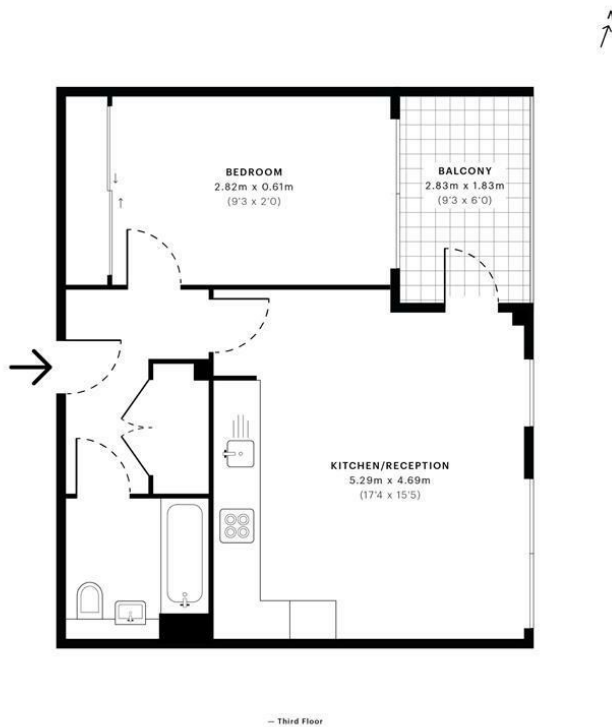
BATHROOM



BALCONY



VIEW FROM BALCONY



— Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
50.38 sqm / 542.29 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes windows, restricted head height  
48.24 sqm / 519.25 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.15 sqm / 55.43 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 56.93 sqm / 612.79 sqft  
IPMS 3C RESIDENTIAL: 55.12 sqm / 593.31 sqft  
SPEC ID: 600825dc326c090dca49a65b

## 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 &amp; Wales

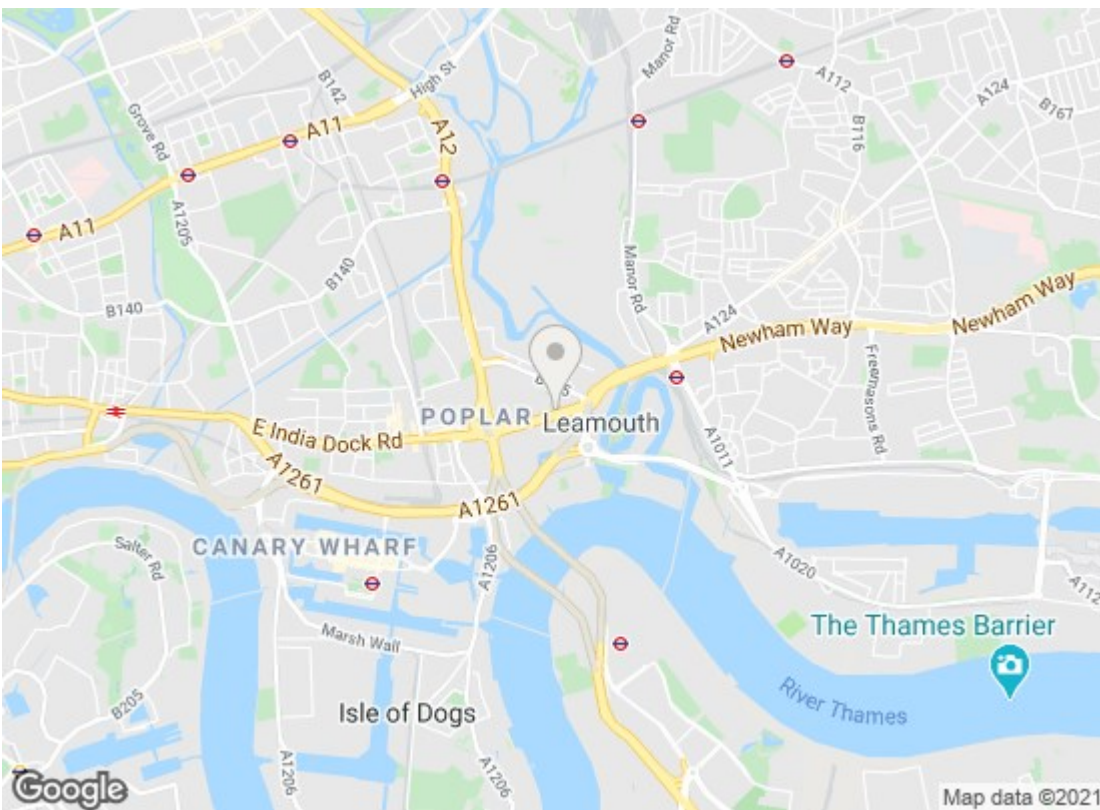
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England &amp; Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.