



Arniston Way, London, E14 0RF

£450,000

A one bedroom, 6th floor apartment for sale within this exceptional new apartment building in close proximity to Canary wharf.

The apartment comprises an open plan reception room with access to the private winter garden, wooden floors and a modern fully equipped kitchen. There is a well proportioned double bedroom with a built in wardrobe, a contemporary bathroom and additional storage cupboard housing the utilities to the hallway.

Located adjacent to Blackwall DLR station, Blackwall Reach is perfectly placed for travel to the Docklands, the City and the West End. With Cross rail at nearby Canary Wharf, and just minutes from Blackwall Reach will enable quick and easy access to Central London and beyond.

Service charge £2223 per annum
Ground rent £0 per annum
Lease: 243 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 BEDROOM APARTMENT
- LUXURY FITTED KITCHEN
- RESIDENTS LOUNGE
- 589 SQFT
- LUXURY FITTED BATHROOM SUITE
- SHORT WALK TO STATION
- 6TH FLOOR
- WINTER GARDEN

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PERSEUS COURT



BEDROOM



RECEPTION ROOM



WINTER GARDEN



KITCHEN



BATHROOM

Arniston Way, London, E14 0RF



VIEW



WINTER GARDEN



VIEW



ENTRANCE



VIEW



RECEPTION ROOM

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RECEPTION ROOM



HALLWAY



KITCHEN



COMMUNAL LOBBY



BEDROOM

THE HALYARD

ONE BEDROOM APARTMENT
56 SQM | 602 SQFT



PLOT No.
13', 16, 21', 24, 29', 32, 37', 40, 45',
48, 53', 56, 61', 64, 69' and 72

Dimensions

Kitchen / Living / Dining	6.6 m x 3.5 m	21'7" x 11'5"
Winter Garden	3.4 m x 1.8 m	11'3" x 5'11"
Master Bedroom	4.2 m x 3.8 m	13'8" x 12'6"
Bathroom	2.4 m x 2.1 m	7'9" x 6'9"

*Handed Plots ST – Store W – Wardrobe WD – Washer Dryer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & 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.