



## **Avalon Point, 1 Silvocea Way, London, E14 0JJ**

**£485 Per Week**

ORCHARD WHARF IS LOCATED ON THE BANKS OF THE RIVER LEA AND OFFERING EXCELLENT ACCESS TO CANARY WHARF AND THE CITY VIA EAST INDIA DLR STATION.

This fourth floor apartment offers spacious living set over 542 square feet and comprises a large reception room with floor to ceiling windows facing South and door to a sun room/winter garden, the kitchen is separated from the lounge area and is very well appointed with "Smeg" appliances and ample storage space. The double bedroom also has floor to ceiling windows and a generous built in double wardrobe.

The apartment further benefits from a large walk in utility cupboard and additional storage in the lounge. The property has been furnished to a very high standard and is ready to move into.

Comes furnished.

PROPERTY AVAILABLE FROM NOW.

- ORCHARD WHARF
- SUN ROOM/WINTER GDN
- AMPLE STORAGE SPACE
- CONCIERGE
- 1 BEDROOM APARTMENT
- OVER 540 SQUARE FEET
- LOCATED ON THE BANKS OF THE RIVER
- 4TH FLOOR SOUTH FACING
- FURNISHED
- AVAILABLE FROM NOW

# Avalon Point, 1 Silvocea Way, London, E14 0JJ



**AVALON POINT**



**RECEPTION ROOM**



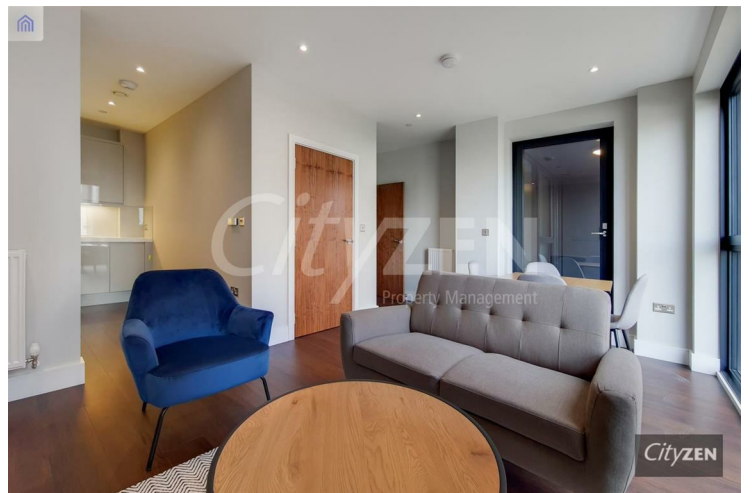
**BEDROOM**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**

# Avalon Point, 1 Silvocea Way, London, E14 0JJ



SUN ROOM/WINTER GARDEN



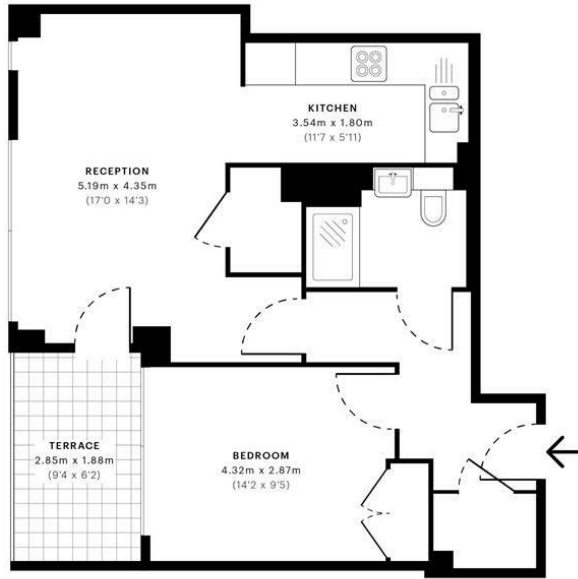
SHOWER ROOM



KITCHEN



KITCHEN



— Fourth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
50.40 sqm / 542.50 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes mezzanines, restricted head height  
47.30 sqm / 509.13 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
5.21 sqm / 56.08 sqft

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

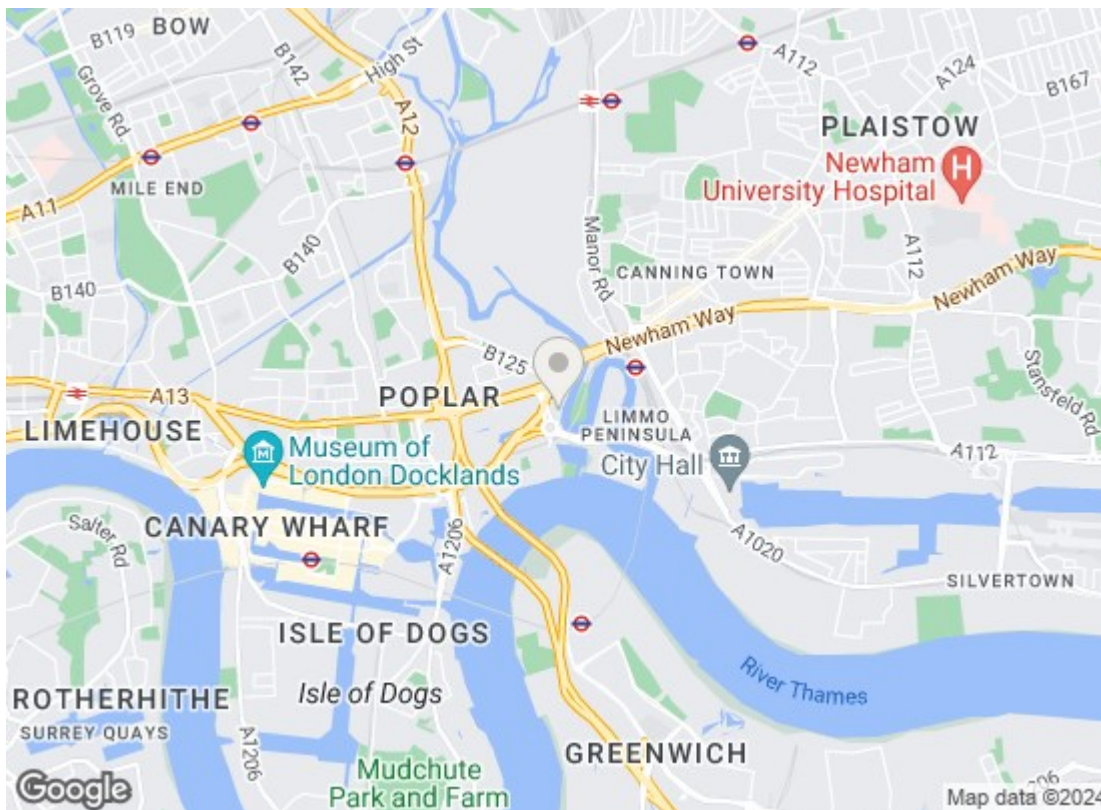
**spec** Verified

**RICS** Certified Property Measurer

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.

area residential: 55.43 sqm / 596.64 sqft  
area commercial: 53.18 sqm / 572.42 sqft

spec id: 6287c19c0350f3e0b8dd67532



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		
England & 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) <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 environmentally friendly - higher CO <sub>2</sub> 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.