



## **Avon Court, Dod Street, London, E14 7EG**

**£289,950**

NO STAMP DUTY PAYABLE ON THIS PROPERTY\*

A stunning studio apartment within this beautiful warehouse conversion, part of the Royal Quay development.

Located on the Limehouse Cut Canal, within short walking distance of Canary Wharf and the DLR station.

The apartment benefits from top specification throughout and comprises a spacious studio room with luxury fitted kitchen, solid wood flooring and luxury shower room as well as boasting original loading dock windows

The development further benefits from being set behind a secure gated entrance and has a day concierge

The apartment is currently tenanted and generating an income of £13,260 per annum and can be offered with vacant possession or with tenants in situ

\*stamp duty not payable up to £500,000 until March 2021 subject to any changes by government & excluding investment or second home purchase

- Original features
- Set within secure courtyard
- NO STAMP DUTY PAYABLE\*
- Currently tenanted
- Spacious studio apartment
- Day concierge
- Luxury fitted kitchen
- Warehouse conversion
- Walk to station
- Luxury shower room

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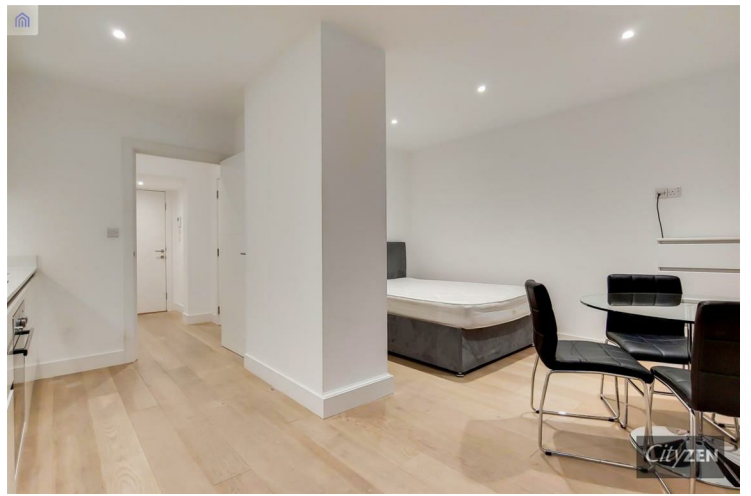
ROYAL QUAY



ROYAL QUAY



STUDIO



STUDIO



BEDROOM AREA



KITCHEN

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CONCIERGE



STUDIO



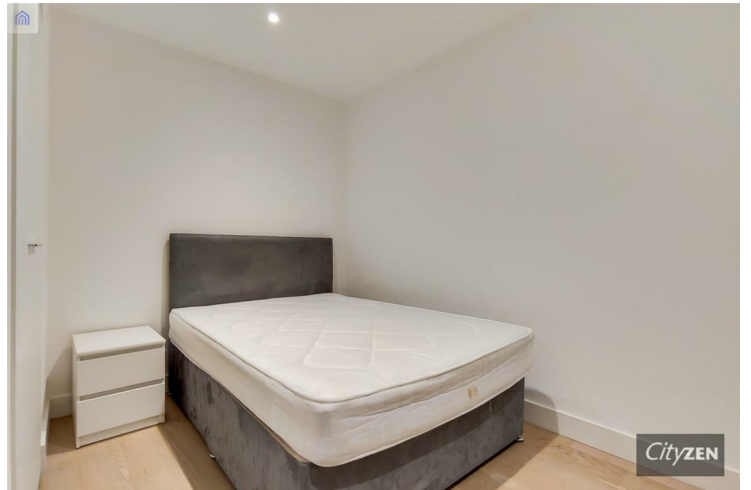
ROYAL QUAY



ROYAL QUAY



KITCHEN



BEDROOM AREA

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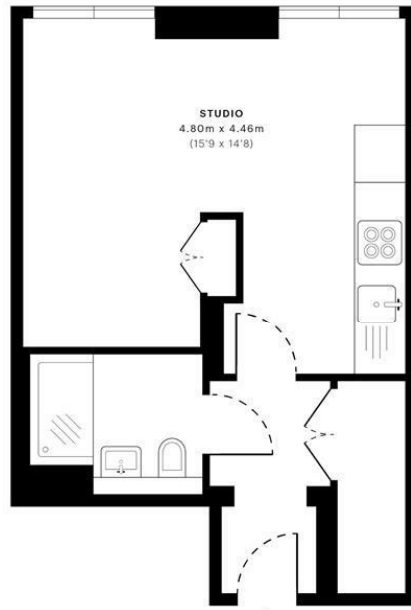
BEDROOM AREA



SHOWER ROOM



ROYAL QUAY

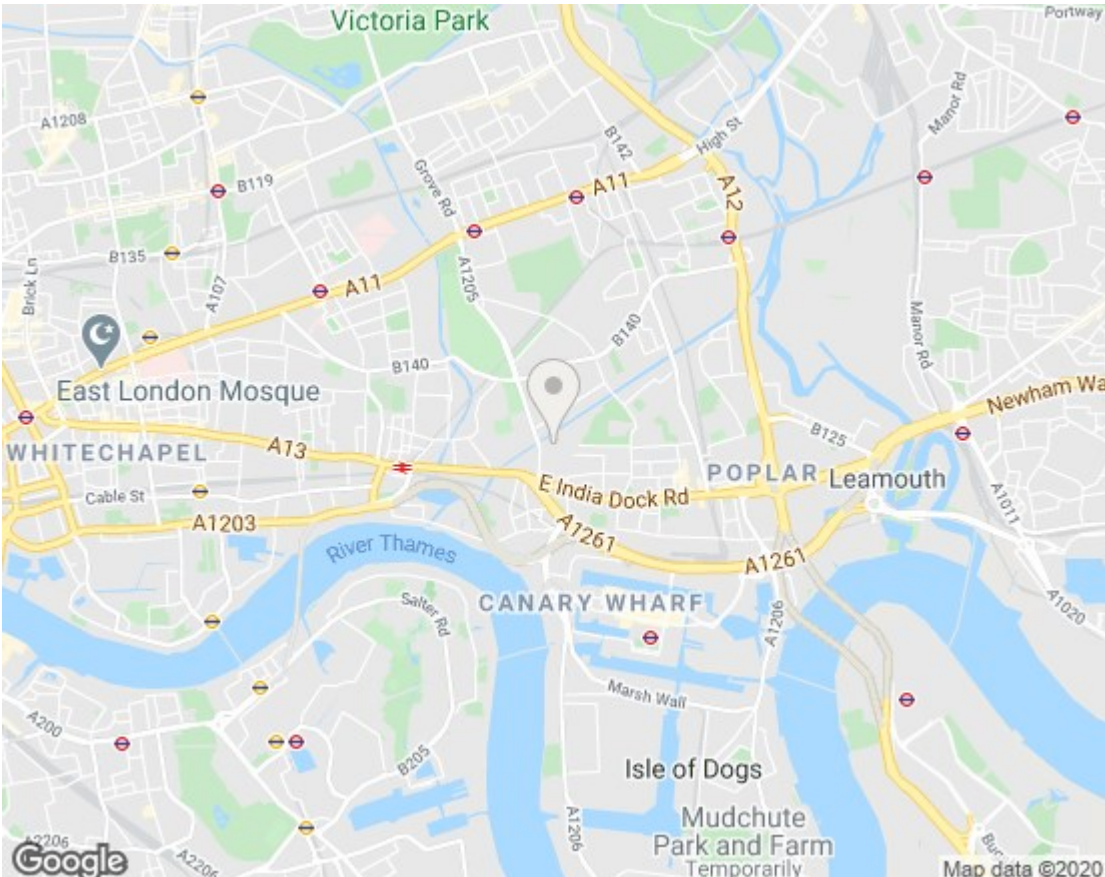


<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 30.75 sqm / 330.99 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes workrooms, restricted head height 28.91 sqm / 311.8 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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: 31.42 sqm / 338.20 sqft  
IPMS 3C RESIDENTIAL: 30.04 sqm / 323.35 sqft

wricid: 5652c2f091ba0db7f04e2e



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.