



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

**£300,000**

A studio apartment for sale 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.

Top specification throughout, open plan living room with luxury fitted kitchen, solid wood flooring and luxury shower room suite.

Day concierge.

Chain free sale.

- Studio apartment
- Canal side location
- Walk to Canary Wharf
- Chain free sale
- Day concierge
- Original warehouse features
- Warehouse conversion
- Secure development



## Avon Court, Dod Street, London, E14 7EQ



ROYAL QUAY



STUDIO ROOM



ROYAL QUAY



SHOWER ROOM



STUDIO ROOM



KITCHEN

## Avon Court, Dod Street, London, E14 7EQ



STUDIO ROOM



WESTFERRY STATION

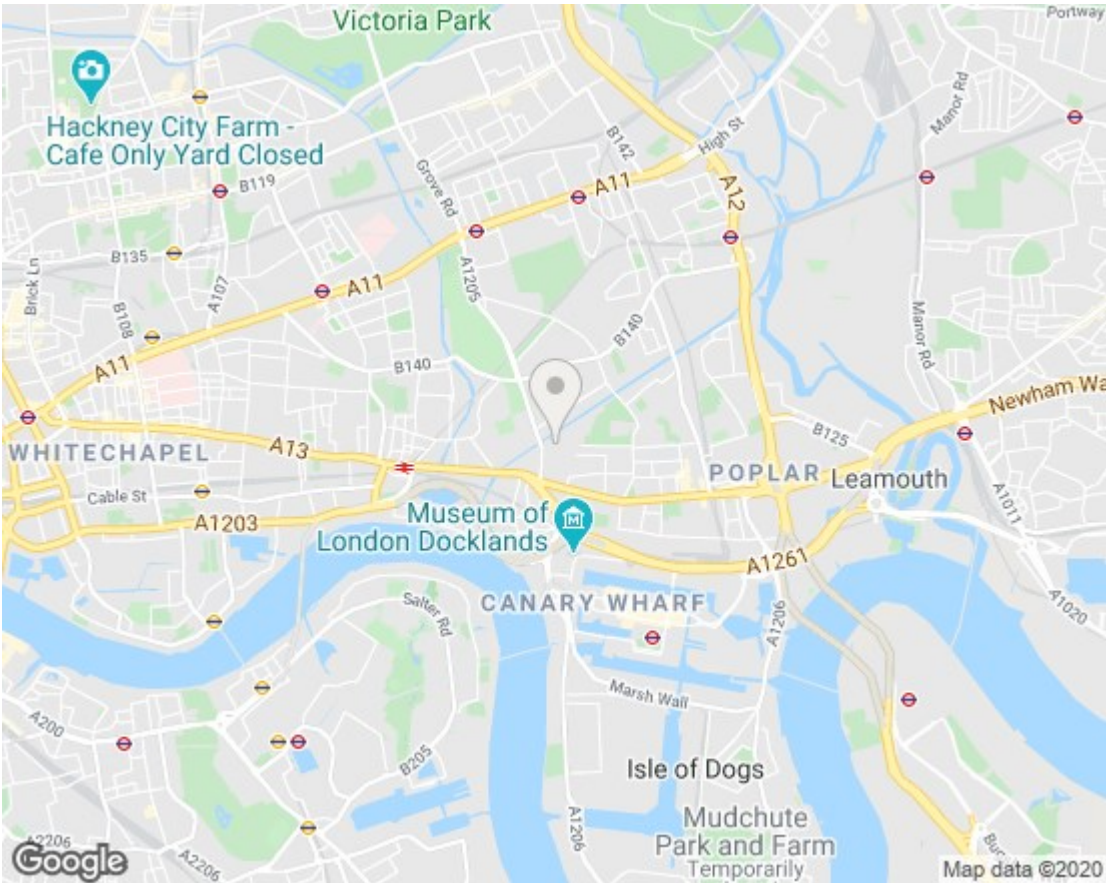


LIMEHOUSE STATION



MILE END TUBE STATION





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	75
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	82	82
(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 & Wales EU Directive 2002/91/EC		