



# Proton Tower

8 Blackwall Way, E14

Asking Price £400,000

A stunning, 2 bedroom 1 bathroom Apartment of over 700sq ft and situated in the Elektron development, boasting sweeping views of the local skyline, including the river and the O2. Conveniently Located opposite the East India DLR station.



# Proton Tower

## 8 Blackwall Way, E14

- 8th floor 2 bedroom 1 bathroom apartment
- Balcony adjoining the reception with Views of the O2
- Located opposite the East India DLR station
- The Service Charge: £6,250 pa approx.
- Ground Rent: £200 pa
- Long Lease Length: 107 years approx.



A 709 sq ft 2 bedroom 1 bathroom apartment located on the 7th floor in Proton Tower within the Elekron development. The apartment boasts a sizeable balcony running the length of the reception, sweeping views of the local skyline including the river and O2.

The development features 24 hour concierge and is located conveniently close to (within 100m of) East India DLR station for easy access to Canary Wharf & The City.

**Tenure:** Leasehold 107 years 9 months  
**Service Charge:** £6,350 pa approx.  
**Ground Rent:** £200 pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** E

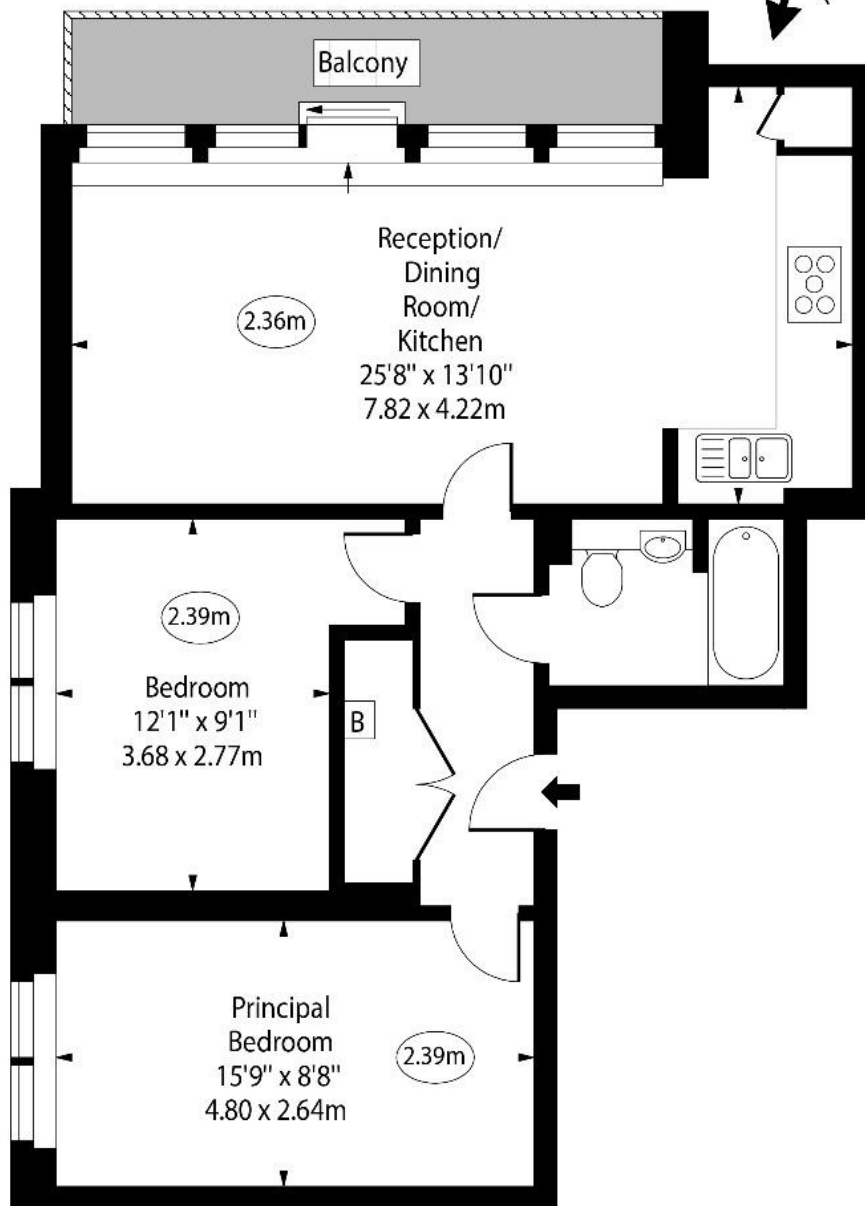
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Proton Tower, Blackwall Way, E14

○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area      708 Sq Ft - 65.77 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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