



10 Mahindra Way, E6

Offers in excess of £300,000

A stunning 4th floor, one bedroom apartment, with private balcony and over 550sq ft of internal living space, located in a fantastic modern development close to Beckton District Park.

CHESTERTONS



Mahindra Way, E6

- Excellent First Time Buyer Apartment
- 994 Year Lease Remaining
- Over 550sq ft Internal Living Space
- Private West-Facing Balcony
- Fully Integrated Kitchen Appliances
- Allocated Off-Street Underground Parking



This gorgeous one-bedroom apartment has a fantastic layout and all of the mod-cons one would need. The private balcony is west facing, receiving an abundance of natural light.

Residents benefit from the use of a number of on-site facilities including, a secure entry system, communal bike storage, resident's gym, concierge services and a well maintained communal garden. This apartment also comes with an allocated, off-street underground parking space.

There are a wealth of bus links within close reach, offering routes Gillion's Reach and Stratford shopping centres, and all of the extensive entertainment facilities they afford. London City Airport and the London Excel are also nearby.

Tenure: Leasehold 994 years

Service Charge: £2,075 pa approx.

Ground Rent: £300 pa. Reviewed on the 10th anniversary of the commencement of the Term and thereafter every 10 years, in accordance with the Lease

Local Authority: Newham

Council Tax Band: B

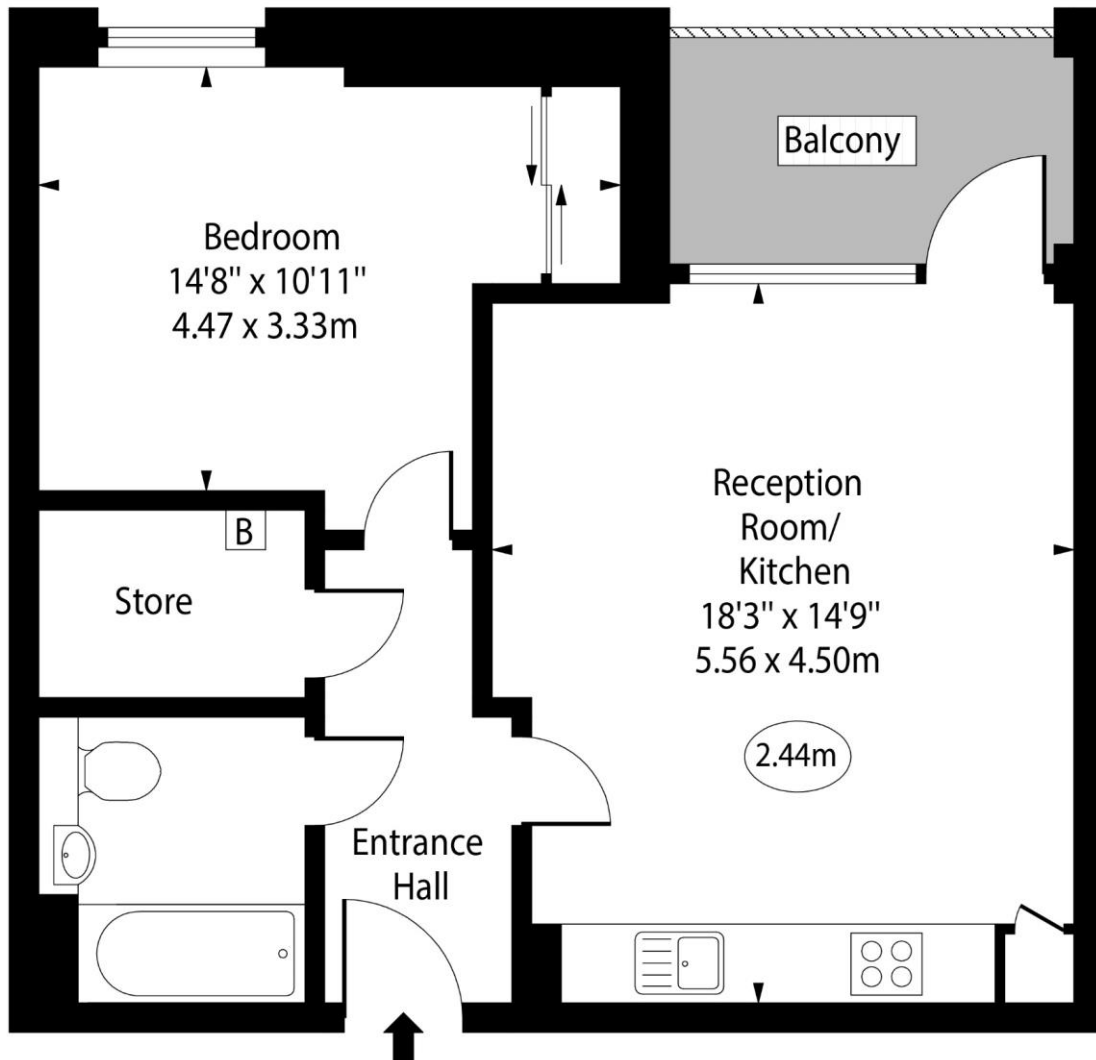
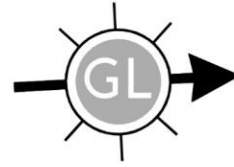
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Mahindra Way, E6

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 556 Sq Ft - 51.65 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023620K

