



# Callisto Court

108 Hammersley Road, E16

Asking Price £375,000

A stunning two bedroom, one bathroom property situated within a secure modern development, minutes from Canning Town, Royal Victoria and Custom House stations. It benefits from a large East-Facing Private Balcony and is offered Chain Free.





# Callisto Court

108 Hammersley Road, E16

- 2 Bedrooms
- 1 Contemporary Bathroom
- Open-plan kitchen reception room
- East Facing Rooms
- Large Balcony
- Nearest stations Canning Town and Custom House
- Chain Free





This bright contemporary two bedroom apartment comes with one bathroom and a large east-facing private balcony. The flat is presented in excellent condition.

The spacious living room has ample space for dining and entertaining and benefits from having floor to ceiling windows. The open plan fitted kitchen has plenty of cupboard and work surface space along with various integrated kitchen appliances. Both bedrooms offer lovely views and have ample wardrobe space.

The property is conveniently positioned for Canning Town Jubilee/DLR Station with links to Canary Wharf and the City. Custom House station is also close by with DLR/Elisabeth Line services. City Airport and the Excel Centre with its bars and restaurants are also close by. There is also the Emirates cable car providing easy access to the O2 Arena.

**Tenure:** Leasehold 136 years remaining approx.

**Service Charge:** £1,634 pa approx. Reviewed Annually.

**Ground Rent:** £250 pa. Increasing every 15 years in accordance with the Lease

**Local Authority:** Newham

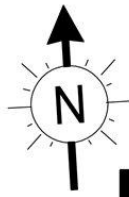
**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	81	82
(69-80)	D		
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

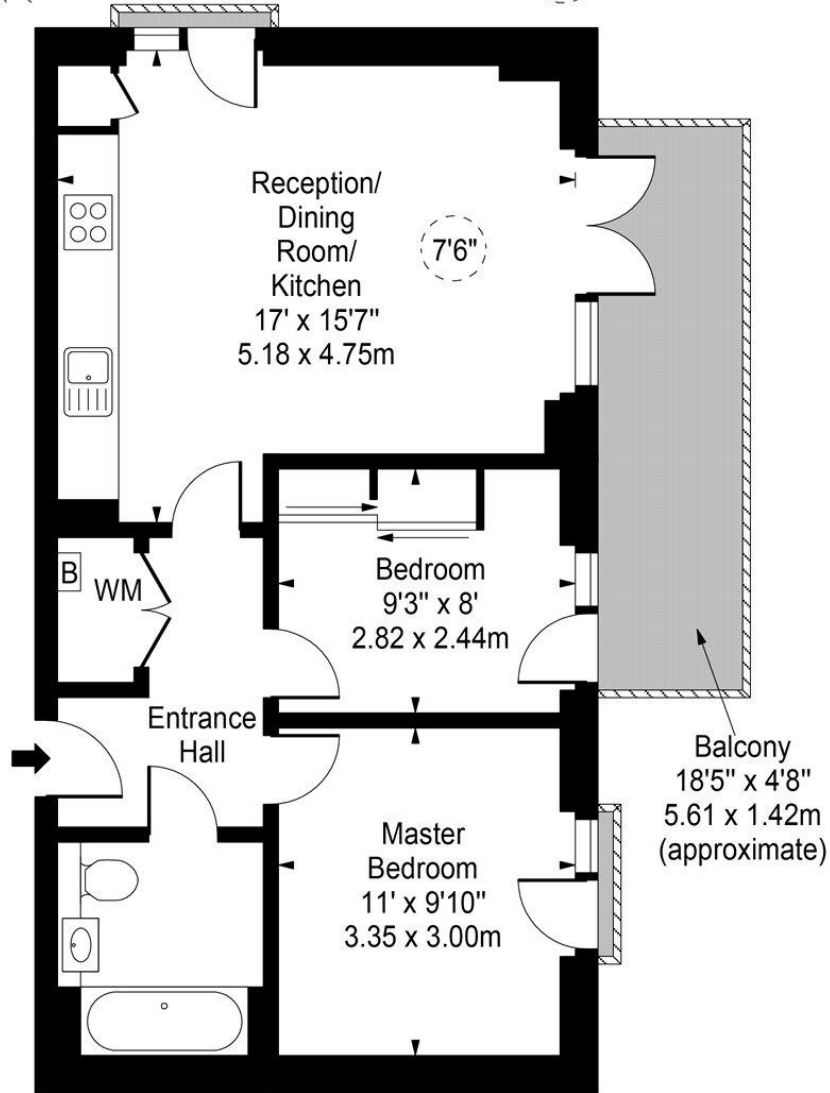
### *Chestertons Canary Wharf & Greenwich Sales*

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# Callisto Court, Hammersley Road, E16



 - Ceiling Height



Fifth Floor

Approx Gross Internal Area **545 Sq Ft - 50.63 Sq M**

For Illustration Purposes Only - Not To Scale

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

Ref. No. 011588M

