



Elektron Tower

12 Blackwall Way, E14

Offers in excess of £400,000

Modern two-bedroom apartment located in Elektron Tower.

Features: Lateral open-plan living, two bathrooms, lift, concierge and access to two resident gyms and communal gardens. East India Quay DLR is opposite the development.



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- 5th floor 2 bedroom, 2 bathroom apartment with balcony
- Concierge service
- 2 residents' gyms in development
- Communal gardens on 1st floor
- Service charge includes heating, hot/cold water and electricity usage
- EWS1 - B2 status, Developer has pledged to pay for remediation works



This stunning Fifth floor two-bedroom, two-bathroom apartment boasts a modern design making it an ideal home for professionals or a small family. The property features an open-plan living space leading to a private balcony, and two double bedrooms and two bathrooms (one ensuite).

The development has two resident gyms and access to communal gardens on the first floors of the development. Elektron Tower is situated next to East India DLR station for easy access to The City, Canary Wharf, City Airport & Stratford, via Poplar. The apartment benefits from concierge & residents' gym facilities within the building itself.

EWS1 Update: The Elektron Development has now had confirmation from the developer, Barratt's, that they will be taking care of the remedial work, at no cost to leaseholders, and will soon be putting in place a schedule of works. Applicants are advised to check with their lender, for their EWS1 criteria prior to viewing. EWS1 - B2 status

Tenure: Leasehold 977 years 2 months

Service Charge: £6865 approx.

Ground Rent: £510 reviewed each successive period of twenty-one years from the Commencement Date and increased as per terms set in lease.

Council Tax Band: E

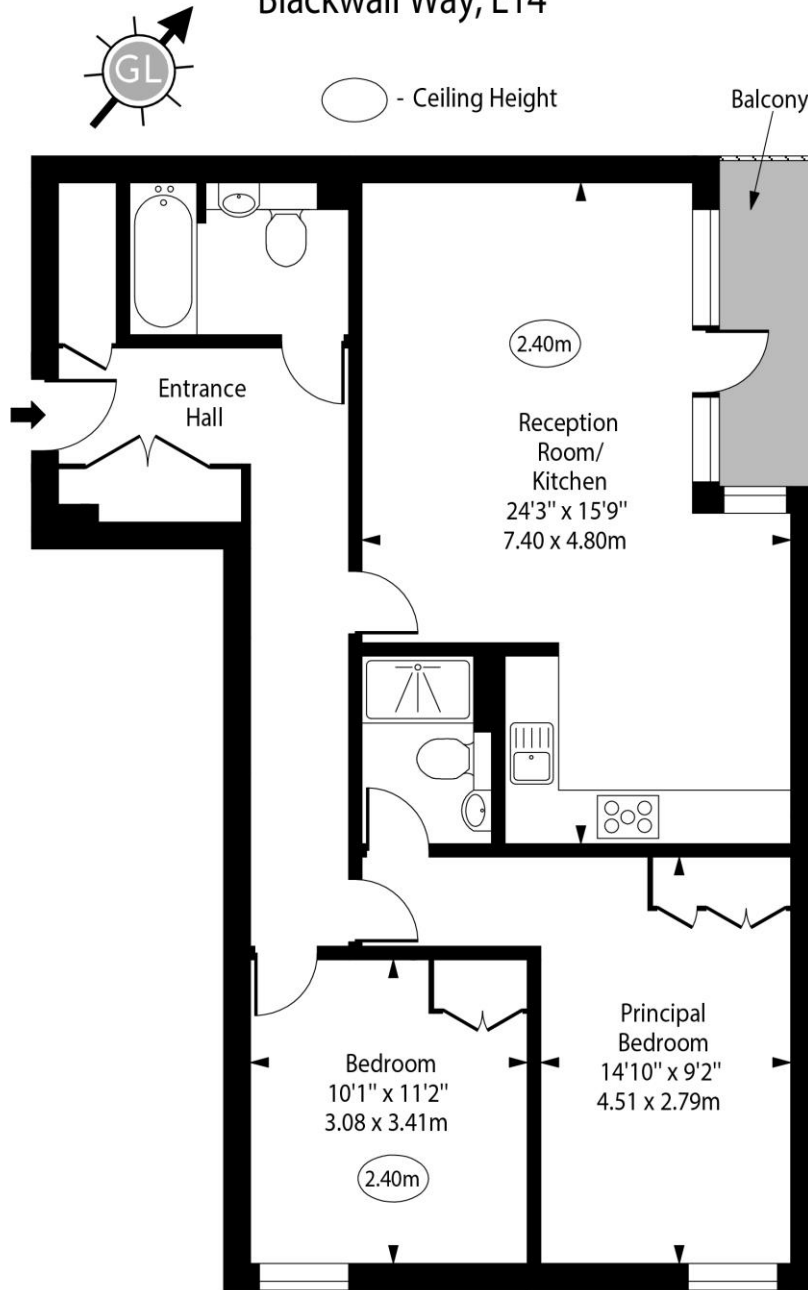
Local Authority: Tower Hamlets

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(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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Elektron Tower,
Blackwall Way, E14



Fifth Floor

Approx Gross Internal Area 834 Sq Ft - 77.48 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 024805J