



# Alboran Apartments

1 Seven Sea Gardens, E3

Asking Price £500,000

A gorgeous two bedroom, two bathroom 6th floor apartment of approx. 725sq ft, situated in a popular Berkeley Homes development, with a private balcony that enjoys south-westerly views towards Canary Wharf





# Alboran Apartments

1 Seven Sea Gardens, E3

- Two Bed | Two Bath
- Long Lease length
- Approx. 725sq ft Internal Living Space
- Beautifully Presented
- 6th Floor
- Private Balcony
- Canary Wharf Skyline Views
- Private Allocated Parking Space





This stunning two bedroom, two bathroom apartment offers approx. 725sq ft of living space, situated on the 6th floor of Alboran Apartments. The property boasts a beautiful open-plan living-kitchen arrangement, wooden flooring, fully-integrated appliances and a wrap around private balcony with views towards the impressive Canary Wharf skyline. The main bedroom has built-in wardrobes and an en-suite shower room. The second bedroom has access to a family bathroom. There is plentiful storage space in the hallway. The property has been kept in excellent condition throughout and benefits from on-site concierge services.

Situated within an approx. 0.35km walking distance from Devons Road and 0.5km from Langdon Park DLR stations, this property benefits from direct access to the Canary Wharf Financial Centre & Stratford Stations, with interchanges available to London Bridge, Waterloo and North Greenwich (For the O2 arena and London City Airport), residents can also reach Bromley-by-Bow Underground Station (0.75km) on foot for access to the District and Hammersmith & City Lines. Alboran Apartments is also located near the sleepy towpaths of the Canal running through Limehouse, all the way to Bow Creek.

**Tenure:** Leasehold 982 years approx. remaining.

**Service Charge:** £4,213 pa approx.

**Ground Rent:** £400 doubling every 25th anniversary of the Commencement date for the first 100 years.

**Local Authority:** Tower Hamlets

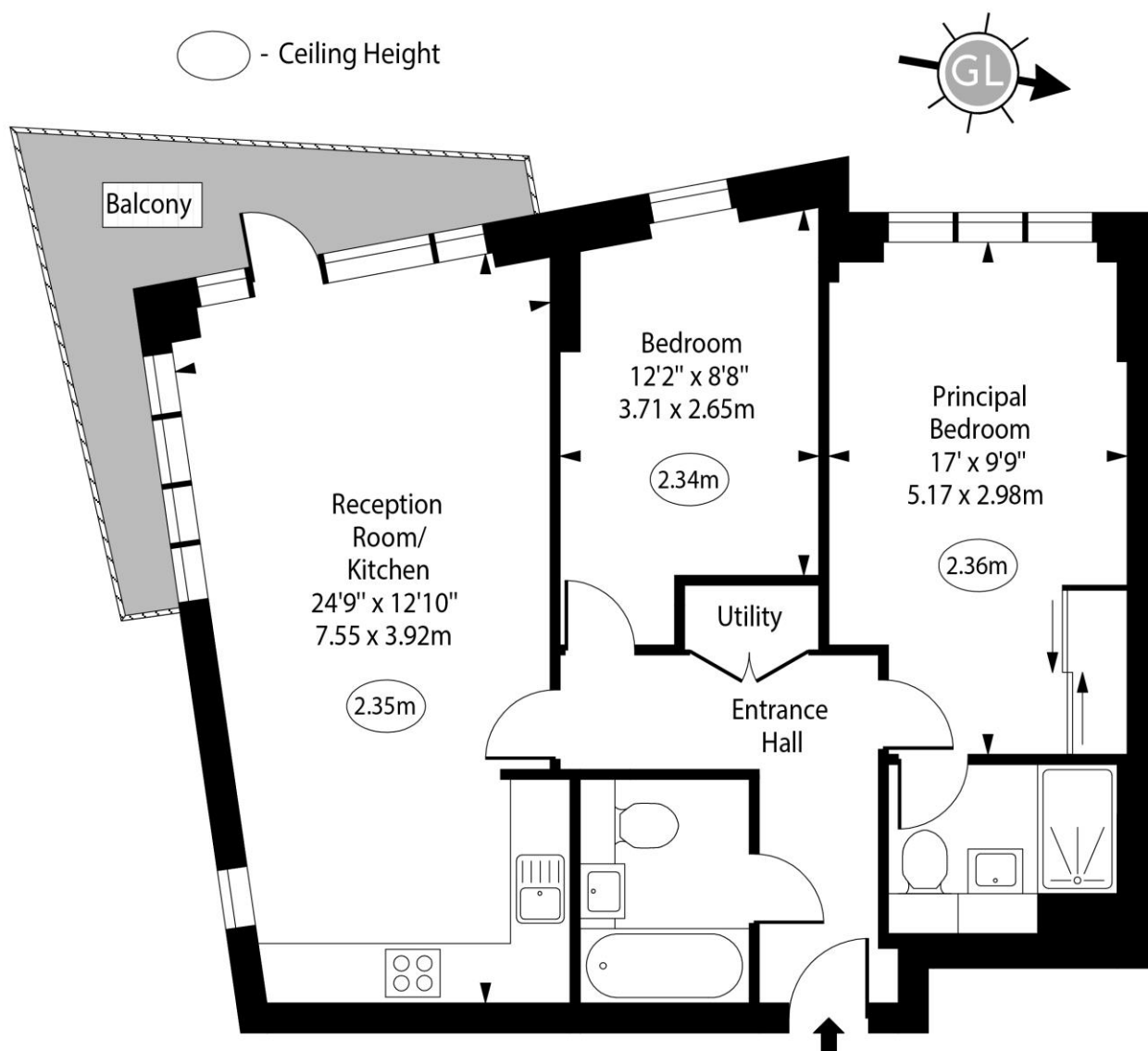
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	83	83
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
28 Harbour Exchange Square  
London  
E14 9GE  
canarywharf@chestertons.co.uk  
020 7510 8300  
chestertons.co.uk

# Alboran Apartments, Seven Sea Gardens, E3



Sixth Floor

Approx Gross Internal Area      725 Sq Ft - 67.35 Sq M

For Illustration Purposes Only - Not To Scale

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

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