



# Sail Court

15 Newport Avenue, E14

Offers in excess of £325,000

A fantastic one bed apartment in the secure, gated riverside development of Virginia Quay, with a private balcony, communal gardens and 24 hour concierge.





# Sail Court

15 Newport Avenue, E14

- Easy access to Canary Wharf
- Moments from East India DLR
- Secure Modern Development
- Concierge
- One Double Bedroom
- Separate Kitchen
- Private Balcony
- Parking space





A spacious one-bedroom apartment of approx. 560sq ft and situated on the ground floor of this popular Virginia Quay development. The property comprises a large principal bedroom with a fitted wardrobe, a generously sized reception room leading to an east-facing balcony. The property has a modern kitchen with built-in appliances and benefits from an allocated parking space, 24-hour concierge service and access to communal gardens.

East India DLR station is just a few minutes' walk away making it easy to commute into Canary Wharf and the City. At Canary Wharf, you can change to the Jubilee and Cross rail services giving swift access across the capital. Canary Wharf also has a shopping Centre with a wide variety of shops, cafes, restaurants and bars. Westfield shopping centre in Stratford is also accessible.

**Tenure:** Leasehold 972 years approx. remaining.

**Service Charge:** £3,836 pa approx.

**Ground Rent:** £188 pa approx. Reviewed every 25 years from the commencement Date and increased as per terms set in lease (value of the block).

**Local Authority:** Tower Hamlets

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	78	79
<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		

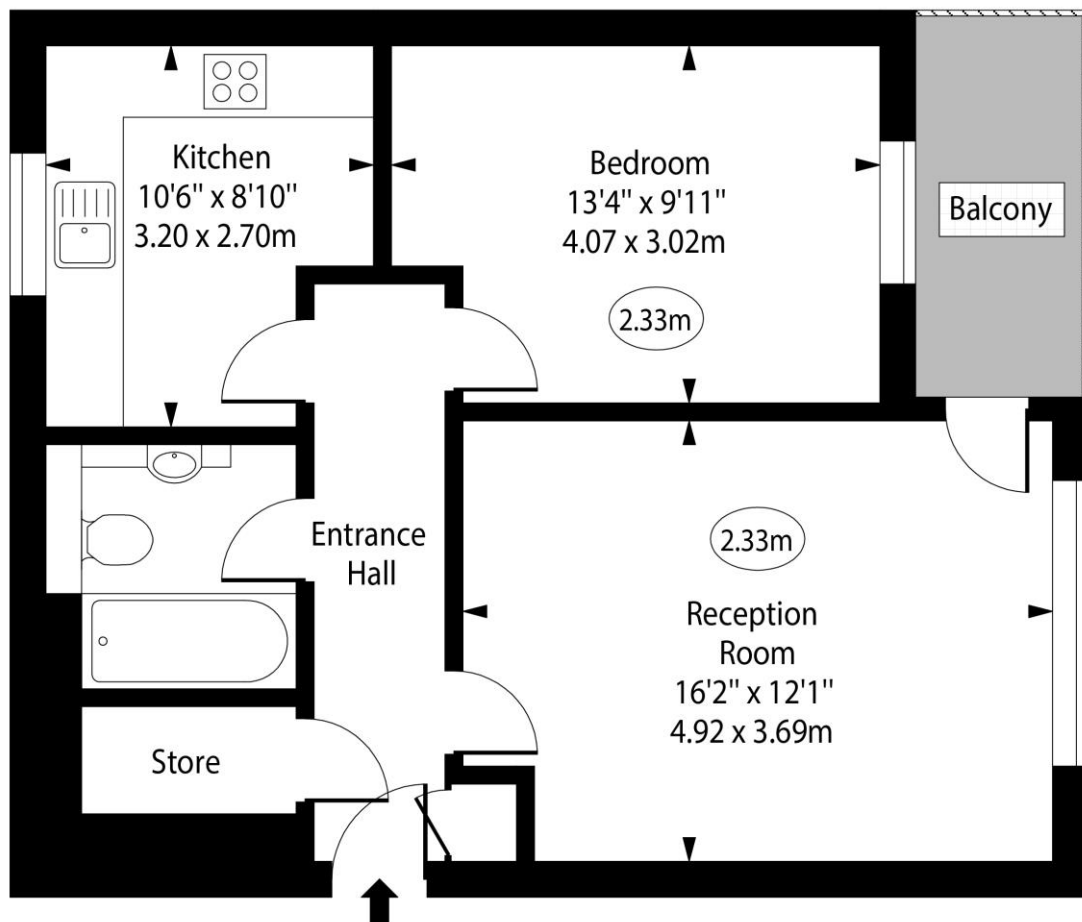
### *Chestertons Canary Wharf & Greenwich Sales*

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

# Sail Court, Newport Avenue, E14



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      560 Sq Ft - 52.02 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 026001J

