



Kara Court

15 Seven Sea Gardens, E3

Asking Price £300,000

A 2nd floor studio apartment with a large west-facing balcony, located in the ever-popular Caspian Wharf development, and close to Devons Road DLR Station.



Kara Court

15 Seven Sea Gardens, E3

- Large Studio Apartment
- Devons Road Station (0.35km)
- Private West-facing Balcony
- 983 year Lease Length
- Offered Chain-free
- On-site Concierge



This studio apartment offers 422sq ft of living space, situated on the 2nd floor of Kara Court. The property boasts an semi open-plan living-kitchen arrangement, wooden flooring, fully-integrated appliances, a generous west-facing balcony and a good-sized bedroom area. There is plentiful storage space in the hallway and the apartment has been kept in excellent condition through-out. Kara Court also benefits from an on-site concierge.

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. Kara Court is also located near the sleepy towpaths of the Canal running through Limehouse, all the way to Bow Creek.

Tenure: Leasehold 983 years remaining approx.

Service Charge: £2,123 pa approx.

Ground Rent: £250

Local Authority: Tower Hamlets

Council Tax Band: C

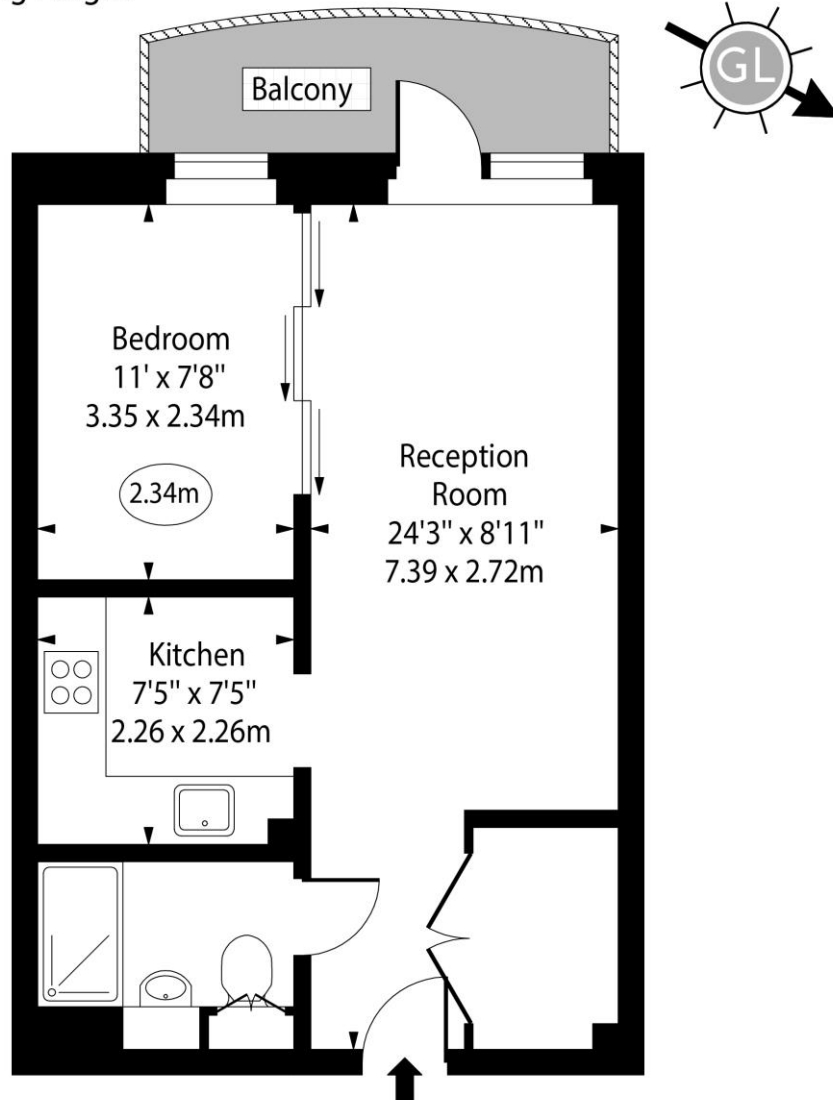
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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

Kara Court, Seven Sea Gardens, E3

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 422 Sq Ft - 39.20 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026144E

