



Wards Wharf Approach

London, E16

Asking Price £625,000

A 1,023sq ft West-facing 4th floor 3 bedroom apartment in the secure Tradewinds development near Pontoon Dock DLR station. The development benefits from 24 hour concierge, & on-site gym. Secure parking is included & the property is sold chain free.



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- Top Floor / 1,023sq ft Apartment
- Expansive West-facing Terrace
- 3 Bedrooms | 2 Bathrooms
- Recently Refurbished
- New Fully-fitted Kitchen
- Brand New Bathroom Suites
- Vendor Stamp Duty Contribution up to £11,250*



The apartment offers approx. 1,023sq ft of fully refurbished living space, with a modern fully-fitted kitchen and breakfast bar, a spacious reception area with direct access to a full length west-facing, roof terrace, large windows and two beautifully appointed bathroom suites, one of which is en-suite to the principal bedroom. The apartment also comes with secure parking included.

Tradewinds is a secure, private, residential development which benefits from 24 hour concierge, a residents' gym, & business centre, & is located close to Pontoon Dock DLR Station for easy access to Canary Wharf, The City, & London City Airport.

***The Vendors of this property have offered to contribute up to £11,250 in Stamp Duty in excess of the First Time Buyer relief threshold offered by the Government which stands at £10,000.**

Tenure: Leasehold 974 years approx. remaining.

Service Charge: £5,115 pa. approx.

Ground Rent: £315 pa. approx. Reviewed every 21 years in line with the clause set out in the Lease.

Local Authority: Newham

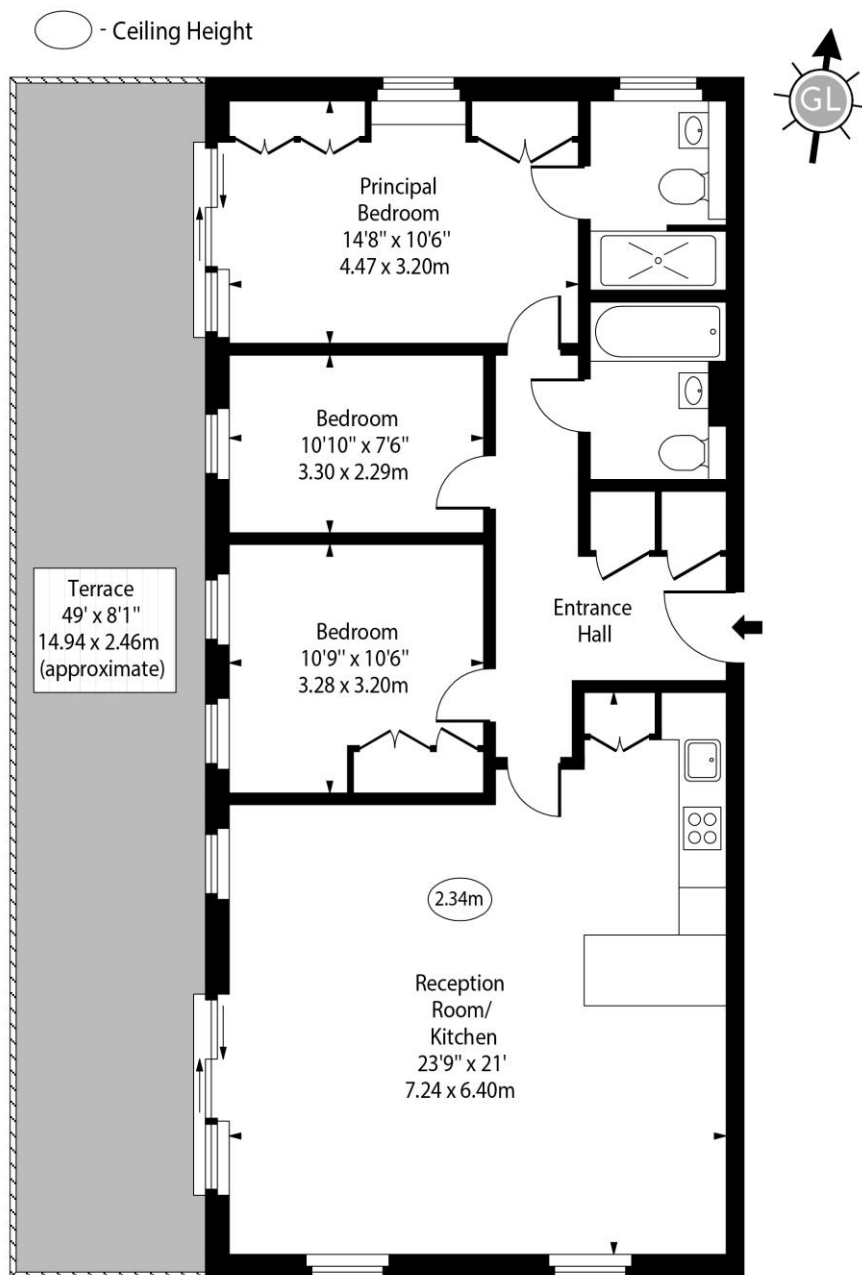
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fourth Floor

Approx Gross Internal Area 1023 Sq Ft - 95.04 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

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