



Sherrington Court

97 Rathbone Street, E16

Asking Price £325,000

A well-proportioned, East-facing, 545sq ft 4th floor 1 bedroom 2 bathroom apartment in Sherrington Court in the exceptionally well-located Hallsville Quarter development in the heart of Canning Town within 200m of Canning Town station.

CHESTERTONS



Sherrington Court

97 Rathbone Street, E16

- 545sq ft 4th floor 1 bedroom 2 bathroom apartment with balcony.
- Daytime concierge & secure communal residents' garden.
- Exceptional location in the heart of Canning Town close to shops.
- Situated within 200m of Canning Town Jubilee Line & DLR station.
- Universally acceptable EWS1 form.
- Offered chain-free.



A well-proportioned, East-facing, 545sq ft 4th floor 1 bedroom 2 bathroom apartment in Sherrington Court in the exceptionally well-located Hallsville Quarter development in the heart of Canning Town within 200m of Canning Town Jubilee Line & DLR station. The property benefits from a modern finish throughout, a spacious open-plan reception room with a generously-appointed, fully-fitted kitchen, a sizeable double bedroom, 2 bathrooms (1 en suite), large windows, & a generous private balcony.

The development is less than 10 years' old & benefits from a very large, secure, residents only communal garden, accessible only via the private blocks on the 1st floor podium level. The communal garden features bike storage, a children's play area, & offers a safe, & peaceful oasis of calm in the heart of the city. There are a plethora of shops, cafes & amenities on your doorstep, including a Morrison's superstore, Tian Tian Chinese supermarket, Starbucks, & many, many more.

The block benefits from a universally-acceptable B1-rated EWS1 form & the property is offered chain-free with vacant possession.

Tenure:	Leasehold – 237 years remaining approx.
Service Charge:	£3,349pa approx.
Ground Rent:	£200pa doubling 1 st Jan 2040 & every 25 years thereafter
Local Authority:	Newham
Council Tax Band:	C

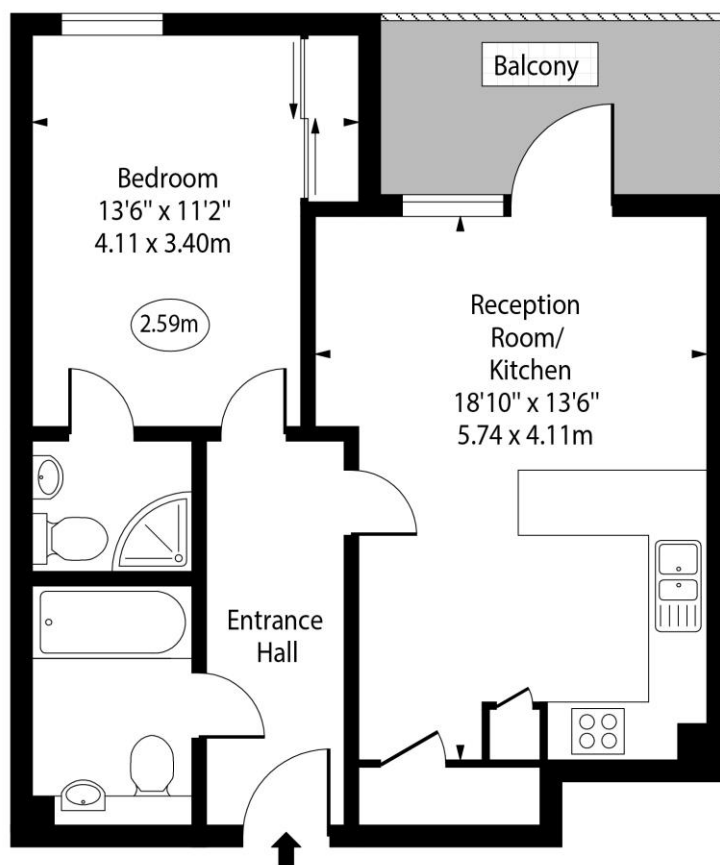
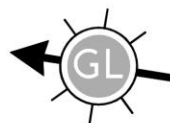
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

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

Sherrington Court, Rathbone Street, E16

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 545 Sq Ft - 50.63 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. Not To Scale.

www.goldlens.co.uk

Ref. No. 029308E

