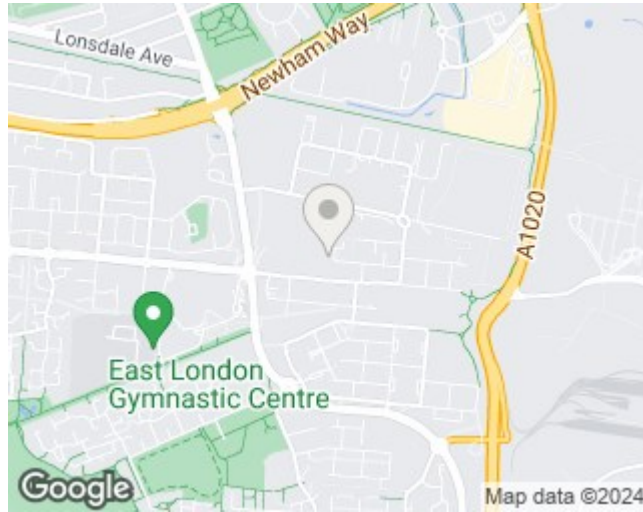


TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A modern two double bedroom apartment located under 400 yards from Beckton DLR Station offering easy access to Canary Wharf and London as well as close proximity to A13 & A406. The property consists of a spacious lounge, modern fitted kitchen, modern bathroom and two double bedrooms - one with fitted wardrobes. Further benefits include allocated parking & double glazed windows.

Contact us now to arrange your internal inspection

EPC Rating D
 Council Tax: C
 Lease Remaining: 900+ Years
 Ground Rent & Service Charge: £2800 per annum

- Ground Floor Apartment
- Close to Beckton DLR (Under 400 Yards)
- Two Double Bedrooms
- Modern Fitted Kitchen
- Allocated Parking
- Large Reception
- Chain Free
- Ideal Investment