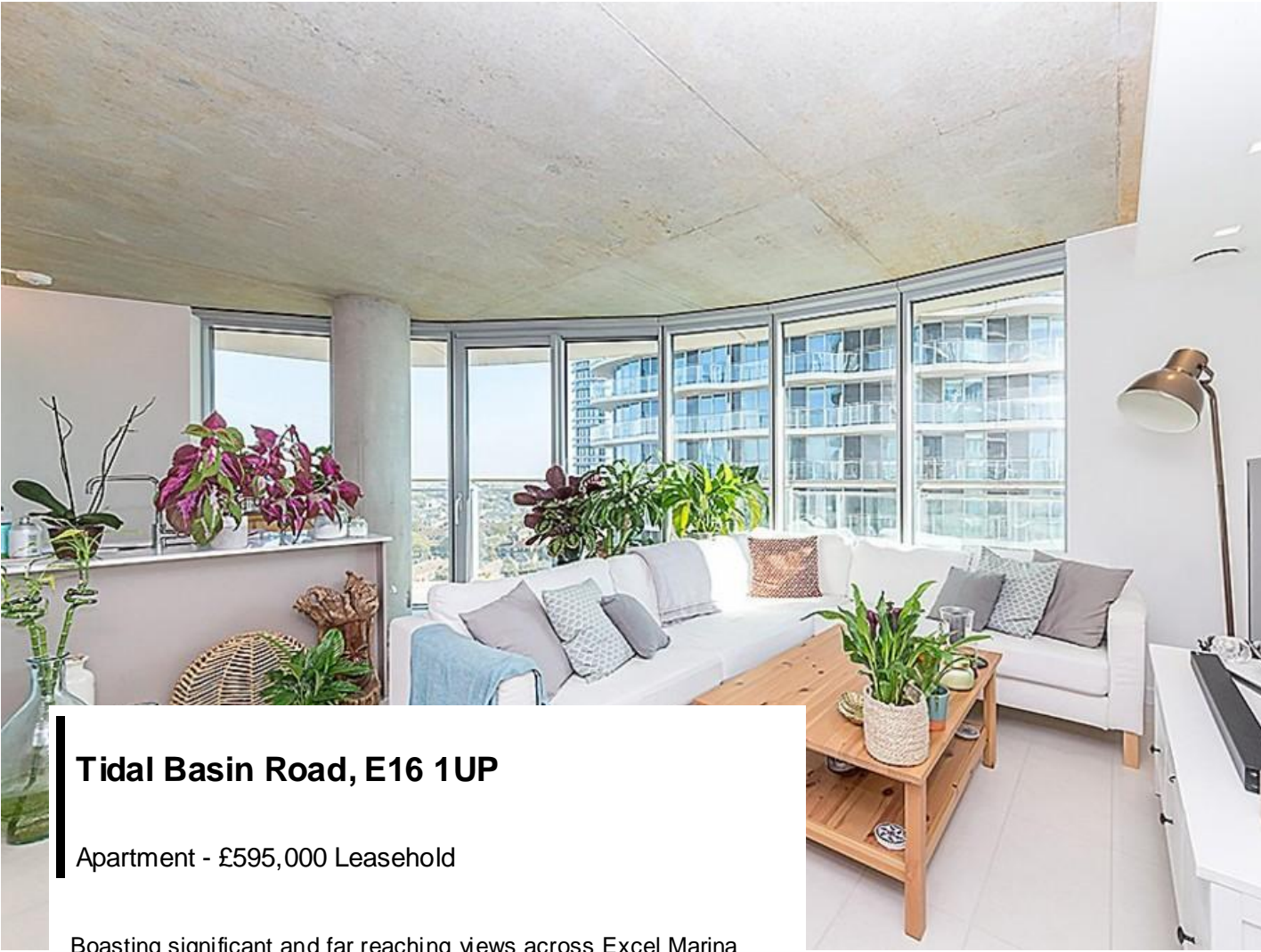


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Tidal Basin Road, E16 1UP

Apartment - £595,000 Leasehold

Boasting significant and far reaching views across Excel Marina from the 14th floor of an exceptional building, is this two bedroom, two bathroom apartment with over 911 sq. ft. of internal living space.

Comprising an open-plan integrated kitchen with stone worktops & a breakfast bar, a bright lounge with tiled flooring leading onto the master bedroom, dressing room & en-suite, one further bedroom and a family bathroom. This property also benefits from an excellent sized terrace, access to a residents gymnasium & 24hr concierge.

Located on Tidal Basin Road, which is just moments' walk to Royal Victoria (DLR) & Canning Town (Jubilee) stations. Canary Wharf, Westfield Stratford & London City Airport are all within easy reach.

KEY FEATURES

- Two Bedroom Apartment
- 14th Floor Location
- 911 Sq. Ft. Internally
- 24 Hour Concierge & Residents Gymnasium
- Moments from Royal Victoria DLR
- Views Accross Excel Marina
- Service Charge: £3,871.75 Per Annum
- Ground Rent: £450.00 Per Annum

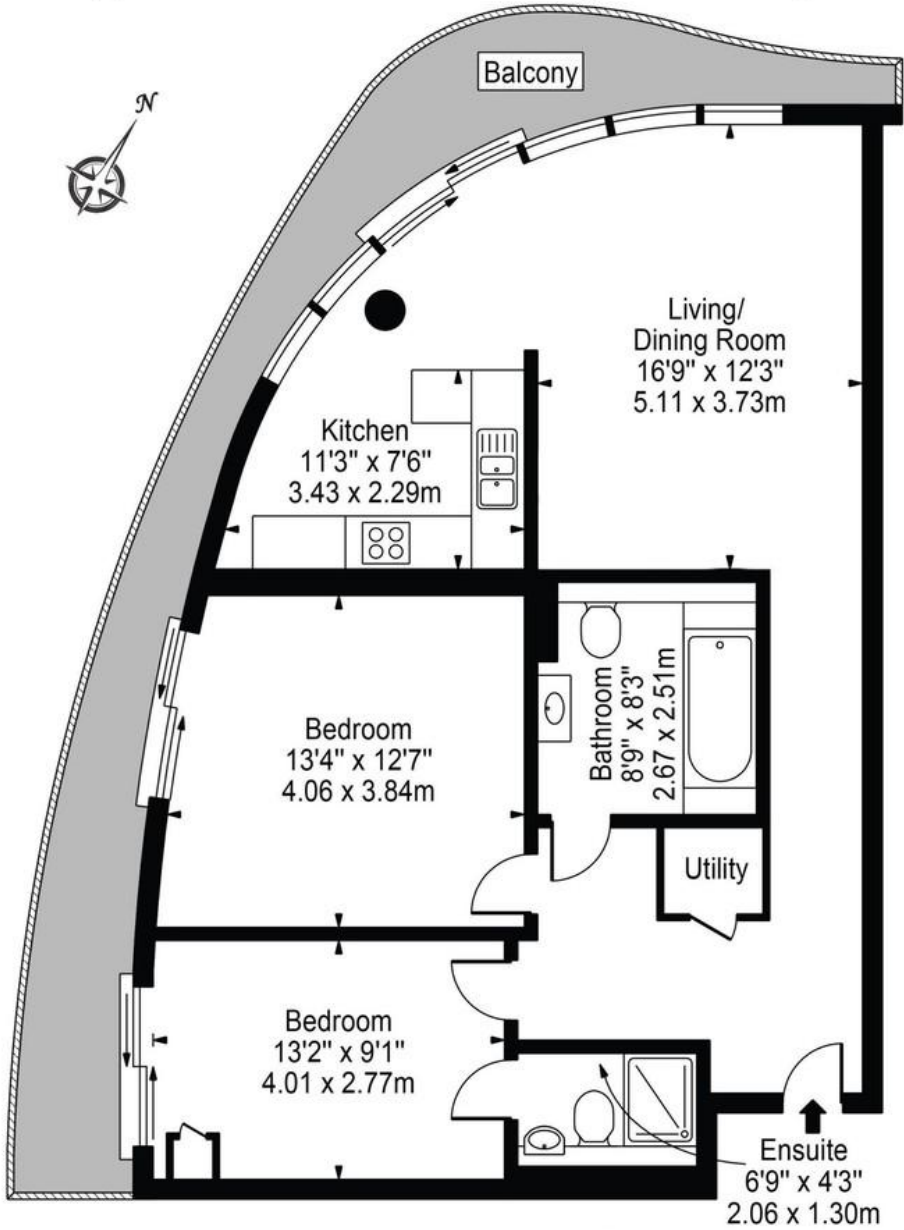
Tenure

Lease Expires	998 Years Remaining
Ground Rent	£450.00 Per Annum
Service Charge	£3,872.75 Per Annum
Local Authority	Newham London Borough Council
Council Tax Band	D

Leasehold

Fourteenth Floor

Approx. Gross Internal Area 911 Sq Ft - 84.63 Sq M



Total Approx. Gross Internal Area 911 Sq Ft - 84.63 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Madison Brook International.

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