

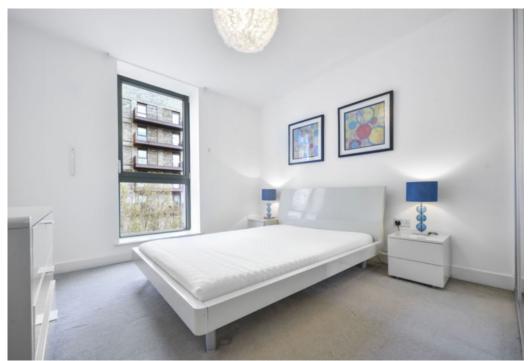




## Connaught Heights, Agnes George Walk, Royal Docks, E16









# Connaught Heights, Agnes George Walk, Royal Docks, E16



1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



0.2 MI Pontoon Dock

A modern property within Barratt Homes' Waterside Park development. This fully furnished apartment includes a fitted kitchen with integrated appliances, wood floooring, larg glazing, ample sized bedroom with fitted wardrobe space, bright bathroom décor and a private balcony.

The development offers an array of onsite amenities and facilities including residents' gym, 24 hour concierge service, Nisa Mini Market, Café, Restaurant and child nursey. Located a short distance (5min walk) from Pontoon Dock DLR station, providing a valuable transport link for

commutes across London. This property is ideally placed to catch the Elizabeth Line from Custom House to Heathrow Airport, central London or even as far as Essex. For public green spaces, the Thames Barrier Park provides an ideal space for leisure activities or a quiet walk.



Tenure:	Leasehold (113 years remaining)	Local Authority:	Newham London
Ground Rent:	£300 p.a.	Council Tax Band:	С
Service Charge:	£1,800 p.a.	EPC:	В

## Floorplan

459 sq ft | 42.64 sq m

#### CONNAUGHT HEIGHTS, WATERSIDE PARK, E16

APPROXIMATE GROSS INTERNAL FLOOR AREA 442 SQ.FT (41.1 SQ.M)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

#### **Docklands**

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#### Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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