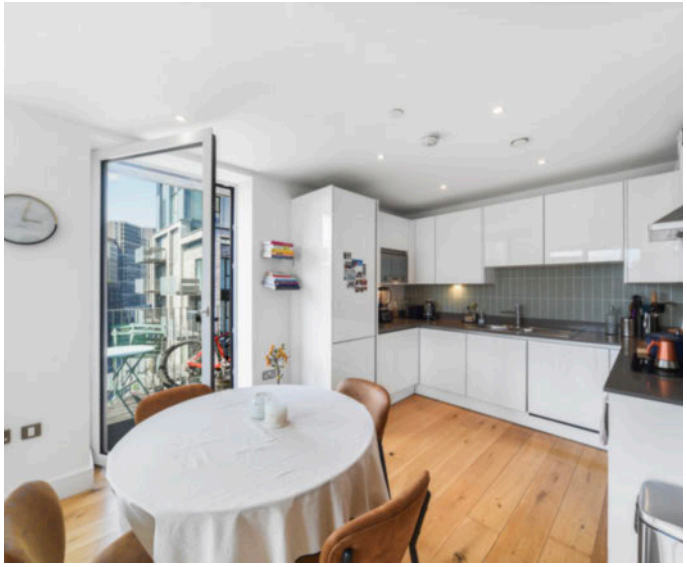


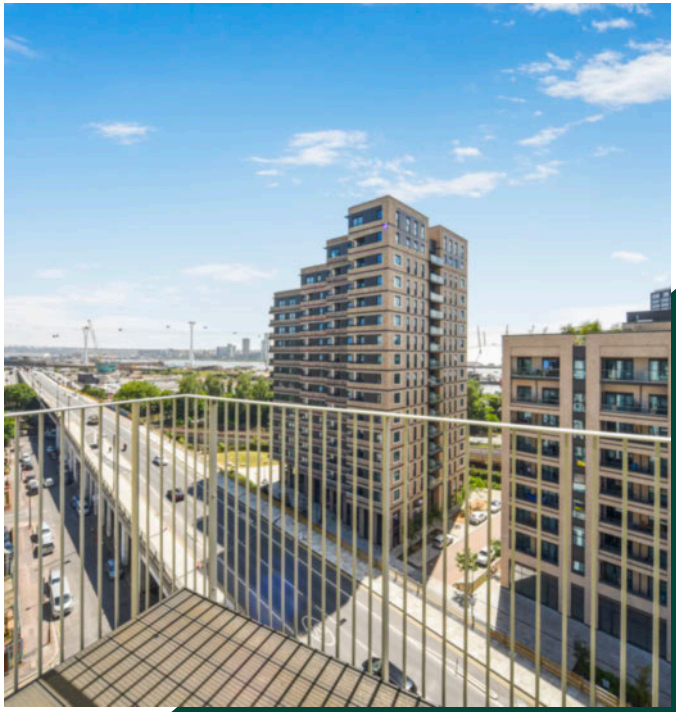
Thanet Tower, Caxton Street North, Canning Town, E16

Guide price **£500,000** | Leasehold

Chase Evans

Thanet Tower, Caxton Street North, Canning Town, E16

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception
- Two Balconies
- Roof Garden
- 24-Hour Concierge
- Great Local Amenities
- 0.3 MI Canning Town



Contemporary 9th floor, two bedroom, two bathroom property in Thanet Tower, located nearby Canning Town station and local amenities, E16. The property boasts a spacious dual-aspect living area opening onto a south-facing balcony, a modern open-plan kitchen with fully integrated appliances including oven and microwave, a sizable master bedroom with en suite, a further double bedroom with access to a second balcony, and a family bathroom. Features include stylish gloss cabinetry, wood flooring, recessed lighting, floor-to-ceiling glazing, built-in wardrobes in both bedrooms and smart bathroom fixtures and fittings.

Thanet Tower offers 24-hour concierge service, residents' roof garden and lift access to all floors. For local amenities, Rathbone Market nearby provides fresh produce and everyday essentials, while the newly developed Hallsville Quarter offers a range of supermarkets, cafes, restaurants and leisure facilities.

This property is ideally located for great transport links, with Canning Town Station just a short walk away, offering access to the Jubilee Line and DLR for quick connections to Canary Wharf, the City, and beyond. Additionally, numerous bus routes service the area.

Tenure:	Leasehold (240 years remaining)	**Local Authority:**	Newham
Ground Rent:	Approx. £509.80 p.a.	**Council Tax Band:**	C
Service Charge:	Approx. £3,060 p.a.	**EPC:**	B

Floorplan

777 sq ft | 72.2 sq m

THANET TOWER, 6 CAXTON STREET NORTH, E16

APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ.FT (72.2 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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We're here to help.

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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