



Cheval Street  
London, E14 8QE

£440,000

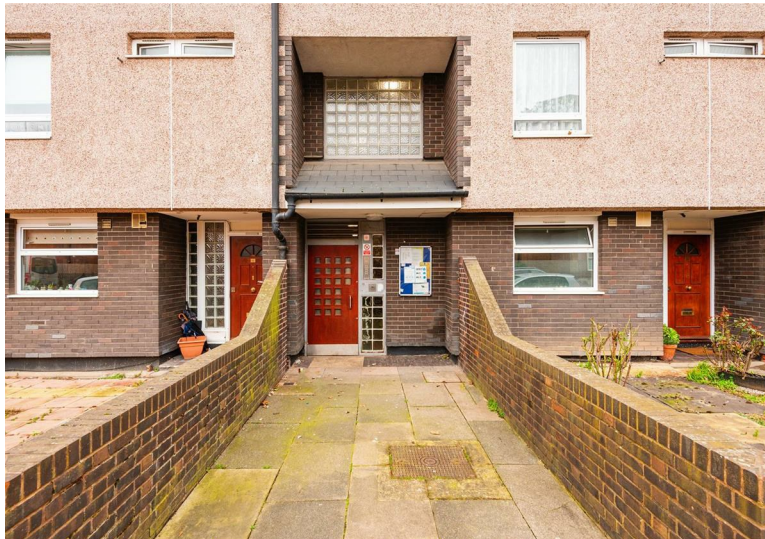


Elms Estates are absolutely delighted to bring to the market For Sale this Four bedroom Maisonette in the heart of Isle Of Dogs.

Internally the property offers a very spacious living area with separate kitchen, Four good size bedrooms, Bathroom with separate w/c and study.

Cheval Street is located in the heart of Isle Of Dogs within walking distance to Canary Wharf station but also with multiple bus routes in to the City, West End and beyond. Just a short walk away is Sir John McDougall Gardens for wonderful lazy Sunday morning stroll. This property really is set within the Heart of everything with easy access to all of the Restaurants, Bars, Shops, Gyms, Parks this Exciting Area has on offer.

An early internal inspection is highly recommended in order to avoid disappointment.



## Reception Room

16'4" x 11'1" (5.0 x 3.4)



## Kitchen

11'1" x 7'10" (3.4 x 2.4)



## Study

5'6" x 4'11" (1.7 x 1.5)

## Bedroom One

14'1" x 9'2" (4.3 x 2.8)

## Bedroom Two

11'5" x 9'2" (3.5 x 2.8)



## Bedroom Three

11'9" x 6'10" (3.6 x 2.1)



## Bathroom



## Bedroom Four

9'6" x 7'6" (2.9 x 2.3)



## Separate W/c

## Material Information

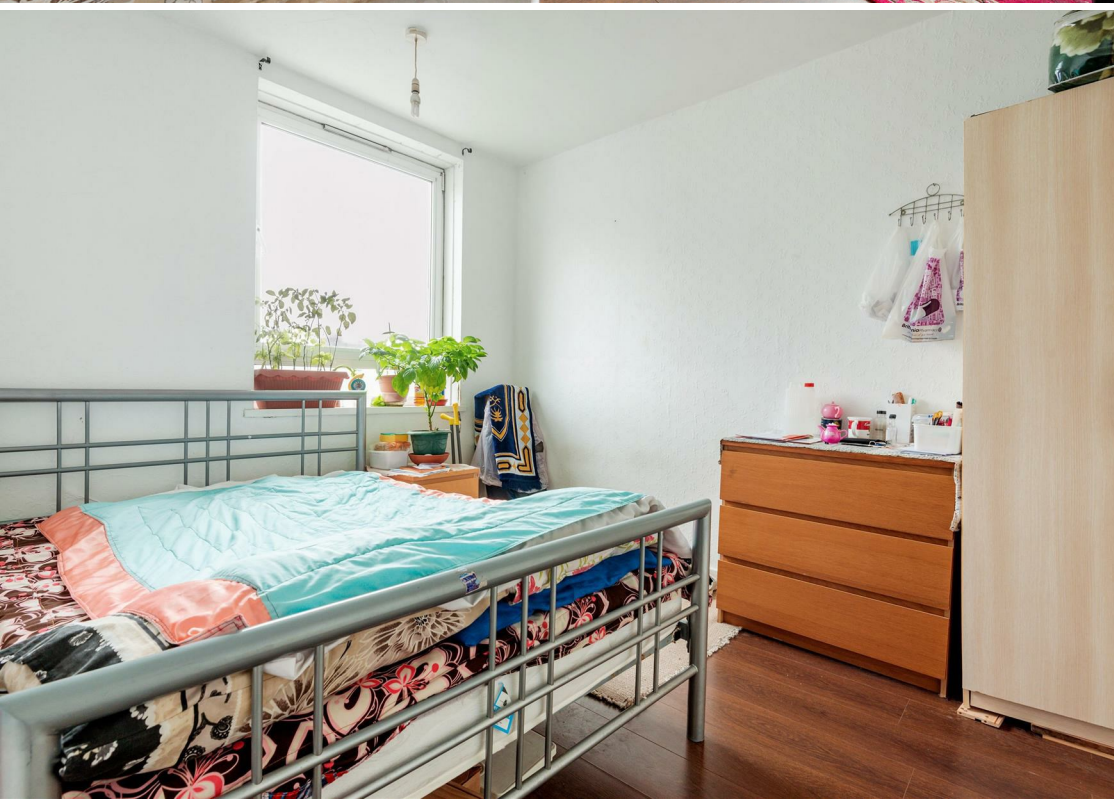
Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £700.00

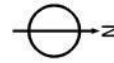
Council Tax Band: C





# Cheval Street

Approx. Gross Internal Area 944 Sq Ft - 87.70 Sq M

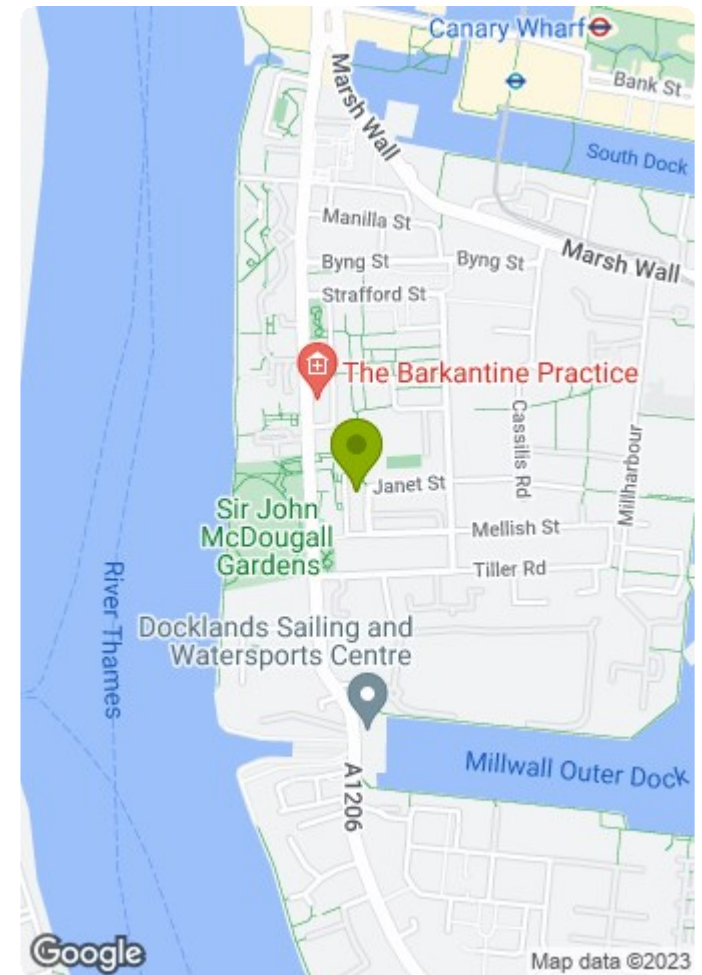


**Second Floor**  
Floor Area 486 Sq Ft - 45.15 Sq M

**Third Floor**  
Floor Area 458 Sq Ft - 42.55 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	