

Lighterman Point, New Village Avenue, Docklands, E14

£475,000

- Close to Transport
- Private balcony, fantastic views
- Leasehold
- Residents Gym
- Two bathrooms
- On site concierge
- Spacious two bed 9th Floor apartment

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Lighterman Point, New Village Avenue, Docklands, E14

Stunning light and spacious two-bedroom apartment, located on the 9th floor with stunning views.



Council Tax Band:



Situated within the desirable Aberfeldy Village, E14, providing quick and easy access to Canary Wharf and The City.

This amazing 9th floor, two-bedroom apartment, is located within the desirable Aberfeldy Village, E14. The contemporary design features a bright and spacious open-plan living area, stylish kitchen with integrated appliances and a private balcony with stunning views. There are two bathrooms (one en-suite) plus built-in storage, residents also enjoy access to a gym and 24-hour concierge.

The property is just a few minutes walk to East India DLR and conveniently located for the Jubilee line at Canning Town, providing quick and easy access to Canary Wharf and The City.

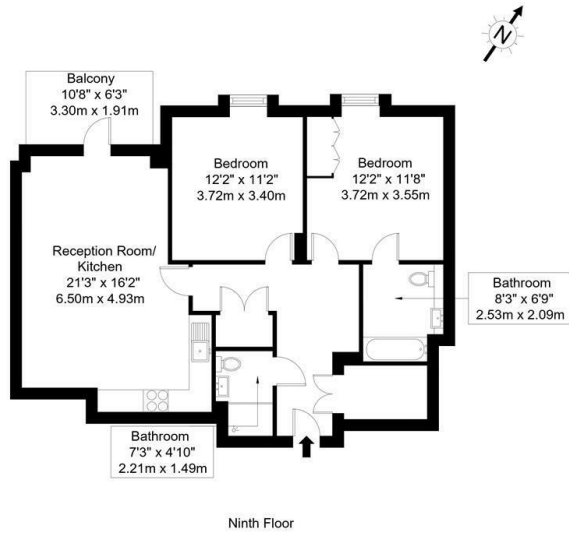
Offered to the market chain free early viewing is highly recommended.

Lighterman Point, E14 0NH

Approx Gross Internal Area = 80.85 sq m / 870 sq ft

Balcony Area = 6.30 sq m / 67 sq ft

Total Area = 87.15 sq m / 938 sq ft

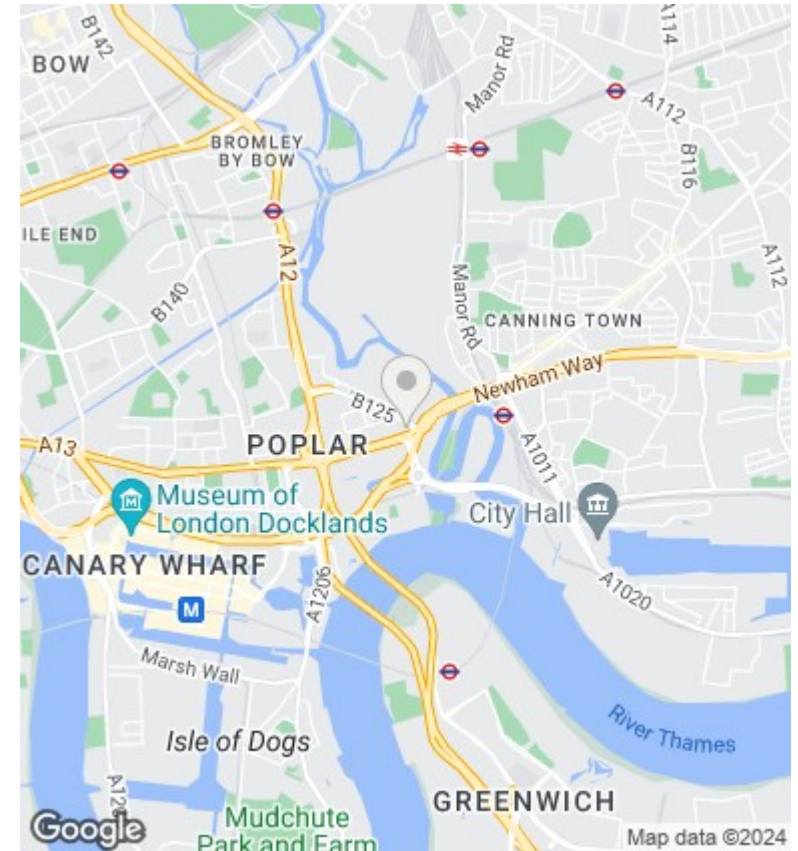


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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	