

£350,000

Bonnet Street

London, E16 2SY

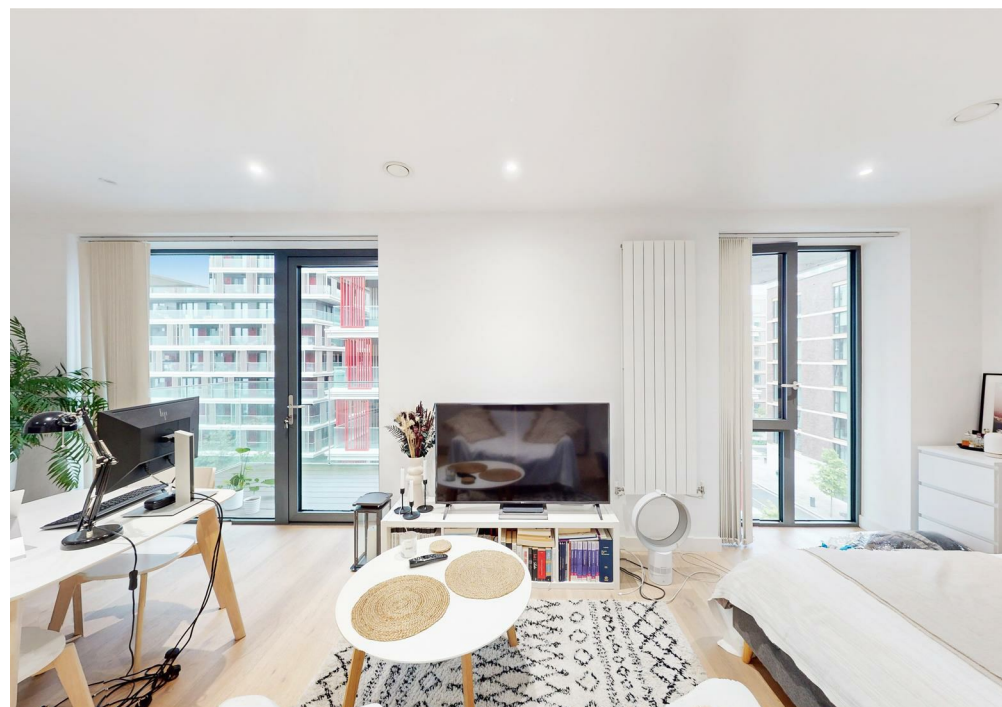
This property boasts contemporary decor and wood flooring throughout, a stylish high spec open plan fully fitted Kitchen with integrated appliances and a luxurious fully tiled bathroom suite.

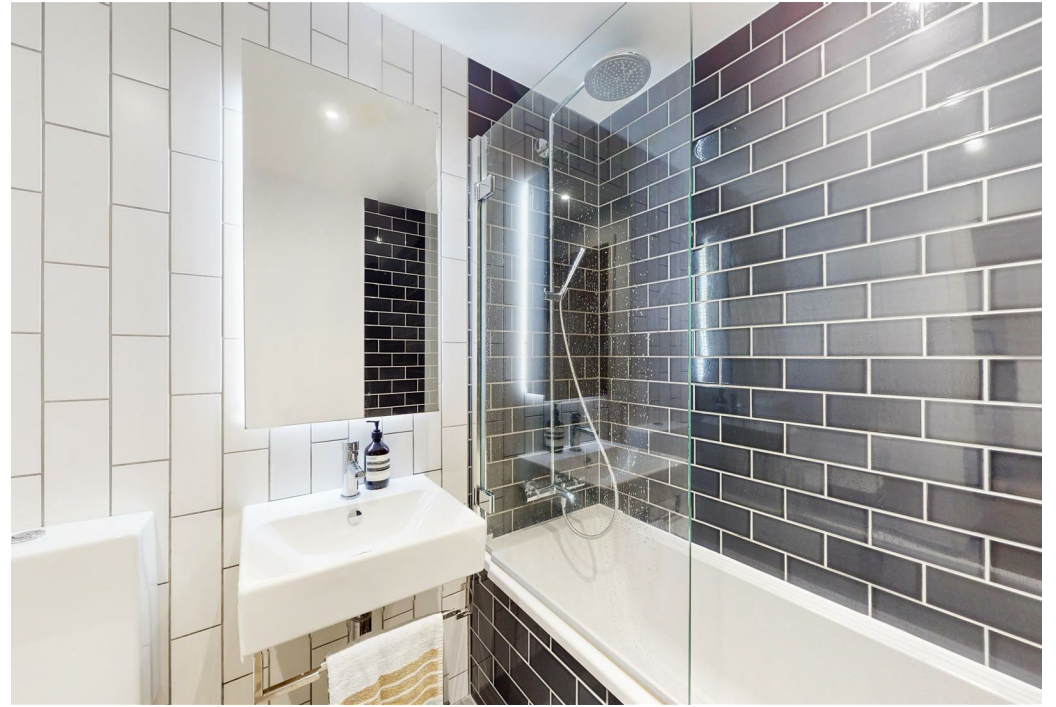
It is extremely spacious studio and includes a generous size lounge/ bedroom area and a wonderful private balcony with river views .

The development includes an on site concierge service and amazing facilities., You have use of a large leisure centre with beautiful new gymnasium, a 25 meter swimming and hydrotherapy pool, Jacuzzi, sauna and steam room to relax and enjoy. Also. Onsite there is a Pub, Starbucks, Sainsburys, pharmacy, nail salon, dentist, bistro, coffee shop and community center. The property is located along the River Thames and includes stunning communal gardens and there are numerous transport options at your door with excellent bus links and a choice of Stations just a short walk away including Royal Victoria & Pontoon Dock DLR and Canning Town. The Emirates cable cars also offer an exciting option for taking in the sights over London.

Offered chain free

Leasehold: 992 years remaining
Service Charge: £2478 per annum
Ground Rent £360 per annum
Council Tax: Band C



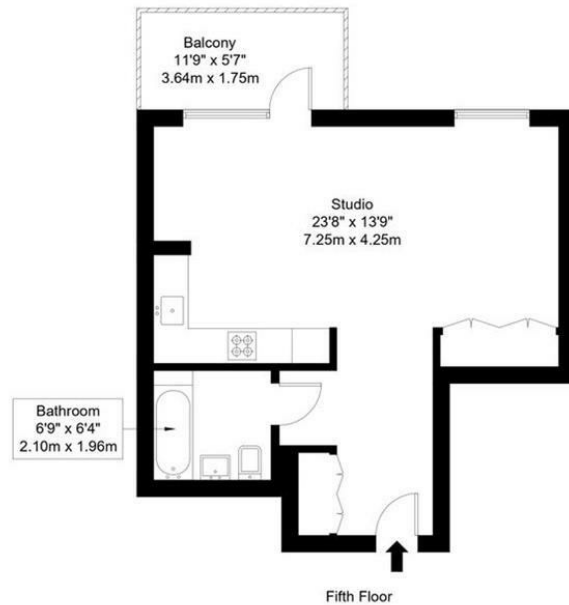


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Approx Gross Internal Area = 43.71 sq m / 470 sq ft

Balcony = 6.37 sq m / 69 sq ft

Total = 50.08 sq m / 539 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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