Artillery House,
6 Barge Lane, E3

£600 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF

Description

A 4th floor, (Top) 2 double bedroom apartment with a sunny balcony and direct, far reaching, views over Victoria Park & the Hertford Union Canal. Offering 795 sq.ft./ 74 sq.m; comprising entrance hall; a 20 ft. reception room with wooden flooring and double patio doors leading to the triple aspect balcony; large eat in kitchen; two double bedrooms (with built in wardrobes) and brand new family bathroom. Set in a low-rise block in a quiet cul-de-sac with no passing traffic, lift access and great natural light.
Pedestrian access to Victoria Park, via the bridge at Gunmaker's Gate, is just a few meters away. Multiple transport links (Central/District/Hammersmith & City Lines, DLR, Overground, Buses) are available in all directions. Local shops and cafes are literally on the doorstop and Stratford Shopping Centre & Westfield close by. Available Furnished/Part Furnished 14th May 2024.

EPC Rating C: Tower Hamlets Council Tax Band C

Key Features

- BALCONY OVERLOOKING VICTORIA PARK
- MODERN BATHROOM
- EASY ACCESS TO VICTORIA PARK
- ON HERTFORD UNION CANAL
- TWO DOUBLE BEDROOMS
- STUNNING VIEWS
- BUILT IN STORAGE
- EXCELLENT NATURAL LIGHT

Terms

Fees & Charges: Tenancies exceeding £100,000 rent per annum & Tenancies where a company is a tenant the administation charge is £480 Inc VAT for each contract & renewal.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.