



Flat 1.16 City View 139 Leven Road, London, E14 0XT
Offers in excess of £400,000

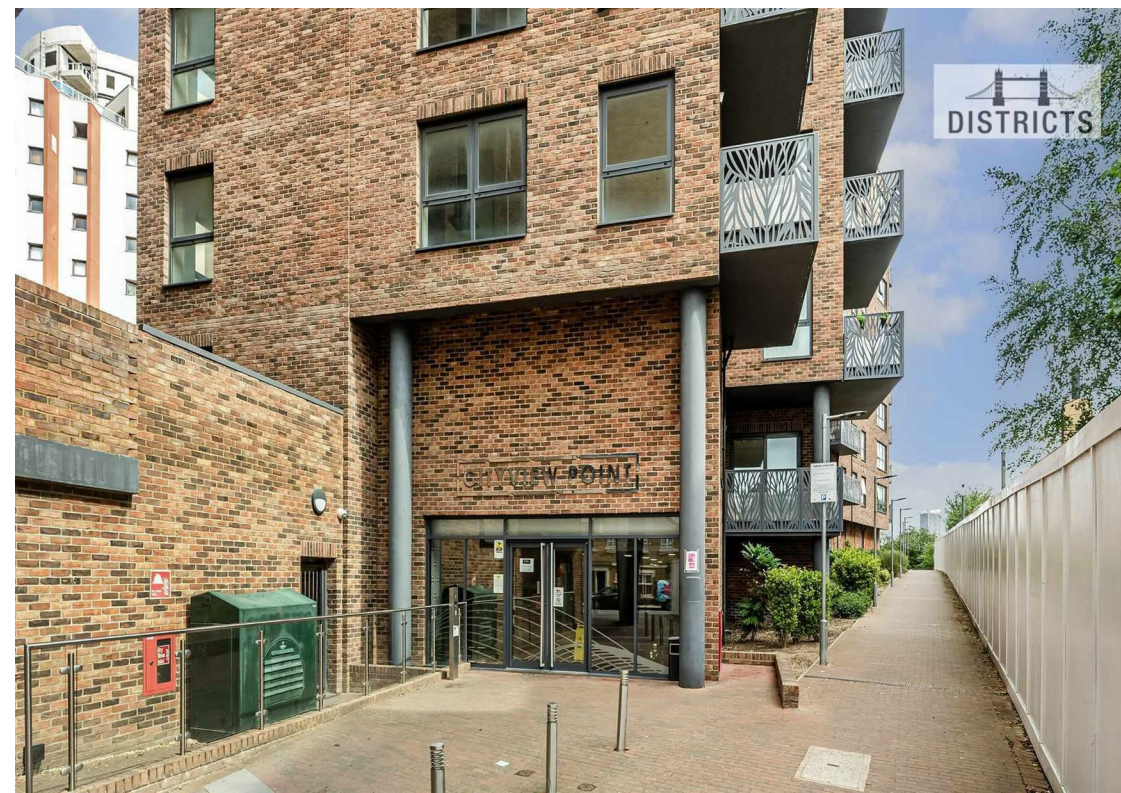
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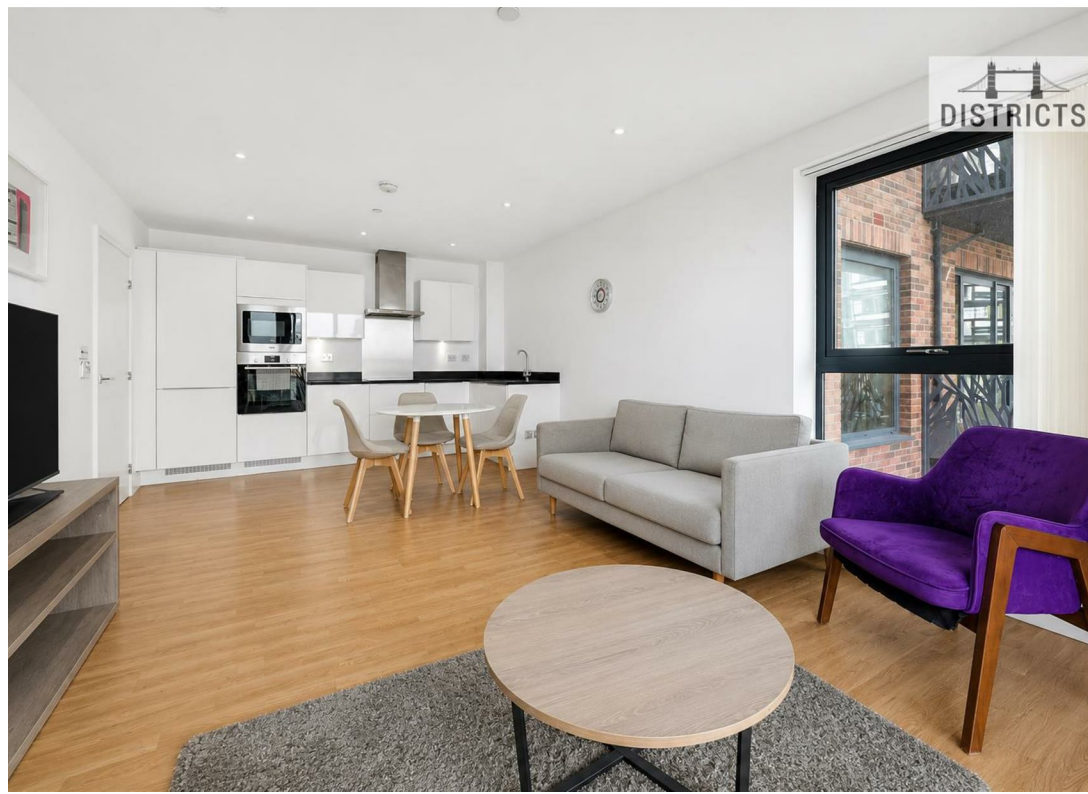
Positioned within Cityview Point on Leven Road, this two-bedroom apartment offers a practical layout, good internal space and outdoor space with a private terrace. Arranged over 679 sqft, the apartment consists of an open-plan kitchen/reception room with ample living space, while the kitchen is fully integrated and finished in a clean, modern style. Both bedrooms are comfortable doubles, making the apartment well suited to a couple, sharers or an investor looking for a strong rental layout. The layout is finished with a modern bathroom, useful storage and secure entry, with the added benefit of concierge service within the development. **Photos have been digitally dressed for example purposes.

Cityview Point sits close to the River Lea, with nearby walking routes, green spaces and easy access back towards Canary Wharf. Langdon Park DLR is within walking distance, giving straightforward links to Canary Wharf, Stratford, Bank and the wider City. With a long lease, concierge service, private outdoor space and a well-balanced two-bedroom layout, this is an excellent option showcasing the best of a modern apartment in E14.

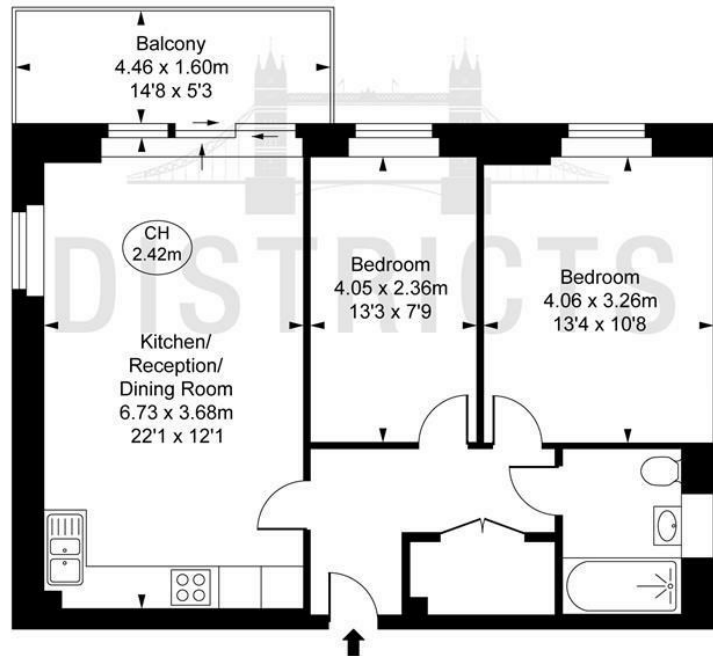
Leasehold: Approx. 990 years remaining
Ground Rent: Approx. £300 p/a
Service Charge: Approx. £2,490 p/a
Council Tax Band: D – Tower Hamlets
EPC: B

Electricity Supply – Ask Agent | Heating & Hot Water – Community Scheme | Water Supply & Sewerage – Ask Agent | Lift Access | Concierge | Private Terrace
To check broadband and mobile phone coverage please visit Ofcom.





City View,
Leven Road, E14
Approximate Gross Internal Area
62.04 sq m / 668 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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