



# Oxley Square

London, E3

Asking Price £275,000

The sought-after St Andrews Village development, this 1 bedroom flat offers contemporary living in one of East London's most well-connected residential communities.

CHESTERTONS



# Oxley Square

## London, E3

- 1 Bedroom | 1 Bathroom.
- Approx. 503 Internal Living Space.
- 4-hour concierge service.
- Residents' gym (membership may apply).
- Secure entry system and cycle storage.
- Landscaped communal gardens.
- On-site Sainsbury's Local, pharmacy, GP surgery and community facilities.
- Walking distance to Mile End Park, Victoria Park and Queen Elizabeth Olympic Park.



The sought-after St Andrews Village development, this flat offers contemporary living in one of East London's most well-connected residential communities. Combining modern design with excellent on-site facilities, this apartment is ideal for professionals, first-time buyers, investors or those seeking convenient access to Canary Wharf, the City and Stratford.

Residents benefit from a 24-hour concierge service, secure entry system, beautifully maintained communal gardens, secure cycle storage and access to a residents' gym (membership may apply). The development also features an on-site Sainsbury's Local, pharmacy, health centre, community centre and the popular Galvanisers Union pub, creating a vibrant neighbourhood atmosphere right on your doorstep.

The surrounding area offers an excellent selection of local amenities, including cafés, restaurants, supermarkets and scenic walking and cycling routes along the River Lea. Residents can also enjoy nearby green open spaces such as Mile End Park, Victoria Park and the Queen Elizabeth Olympic Park, providing outstanding recreational opportunities throughout the year.

**Tenure:** Leasehold 109 years approx. remaining.

**Service Charge:** £2,382 pa approx.

**Ground Rent:** £300 pa.

**Local Authority:** Tower Hamlets

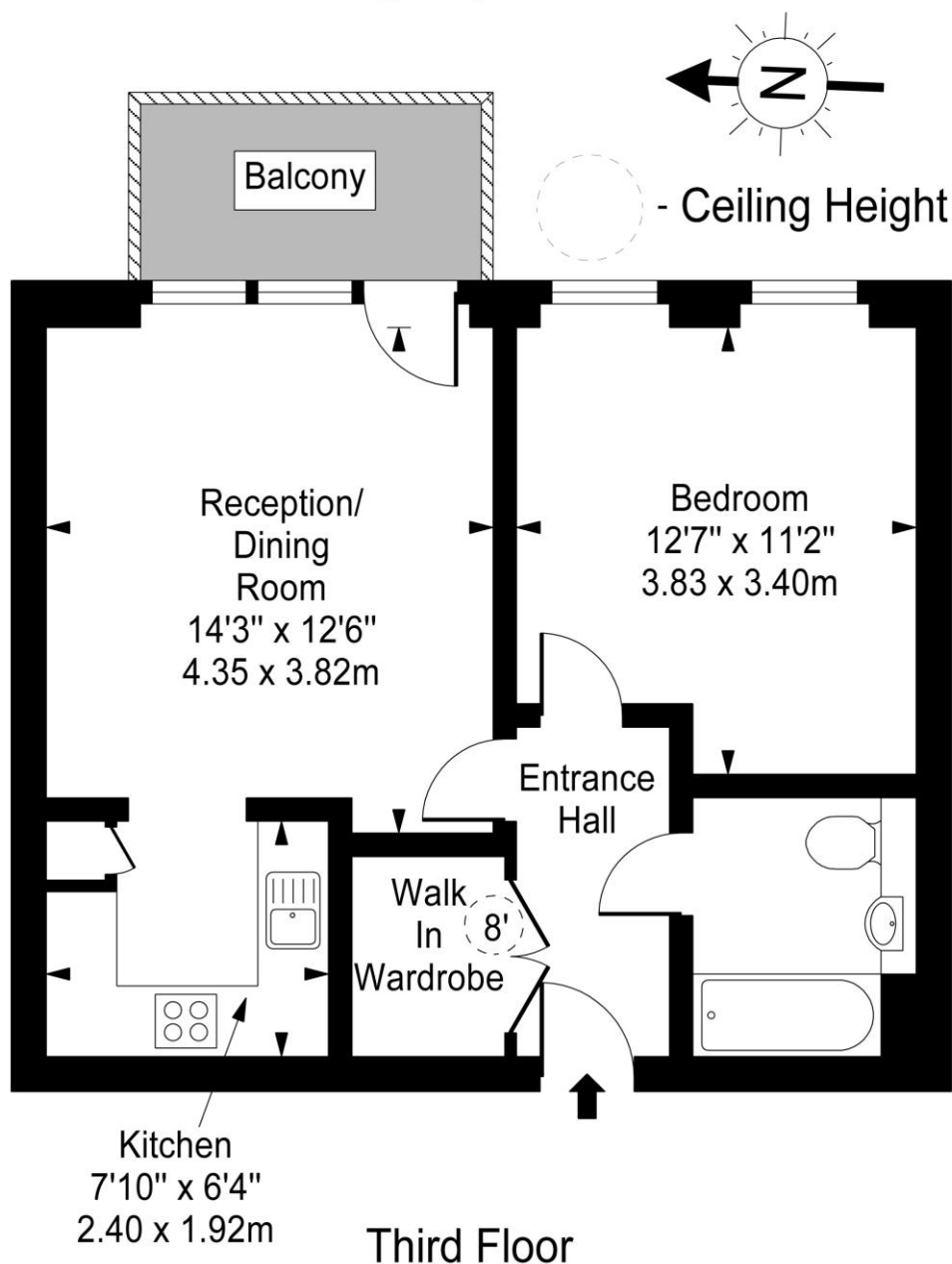
**Council Tax Band:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 81 B    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

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# Oxley Square, E3



Approx Gross Internal Area **503 Sq Ft - 46.73 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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