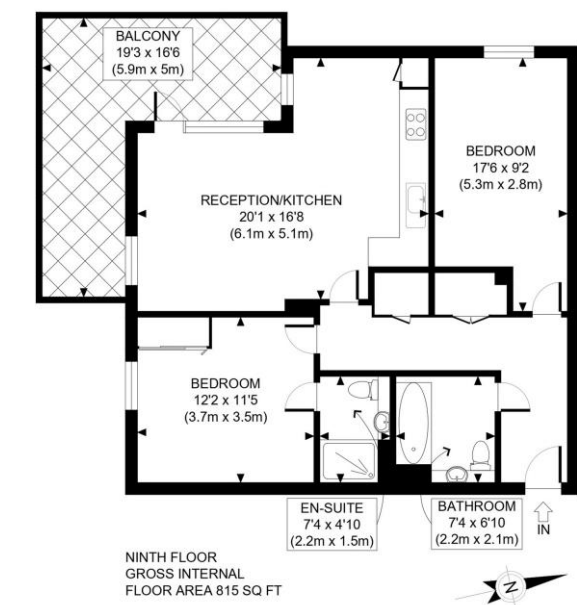


2 Bedroom Flat
New Village Avenue
London E14

- Dedicated 24-hour concierge service
- Lift
- Fully equipped gym
- Close to DLR and Underground

Auction guide price of £360,000
Leasehold



APPROX. GROSS INTERNAL FLOOR AREA: 815 SQ FT/ 76 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000.

OPEN HOUSE FRIDAY 10 JULY 1-2PM.

Perched on the ninth floor (TOP) of this contemporary development, this exceptional apartment enjoys a prime top-floor position just moments from Canning Town Underground station.

Flooded with natural light, the property boasts a generous wrap-around balcony offering far-reaching views towards the City of London-perfect for both relaxing and entertaining.

The accommodation comprises a spacious reception room, ideal for modern living, alongside a fully fitted kitchen finished to a high standard. The principal bedroom benefits from a stylish en-suite bathroom, creating a comfortable and private retreat.

Residents enjoy full access to the on-site gym, as well as lift access to all floors for added convenience.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.