



New Providence Wharf, 1, Fairmont Avenue, London, E14 £345,000

1 1

A well-presented one-bedroom apartment set within the sought-after New Providence Wharf development in E14. The property offers a bright open-plan living and kitchen area with modern integrated appliances, a generously sized double bedroom with built-in storage, and a contemporary bathroom finished to a high standard.

Floor Area
540 sq. ft.

Tenure
Leasehold

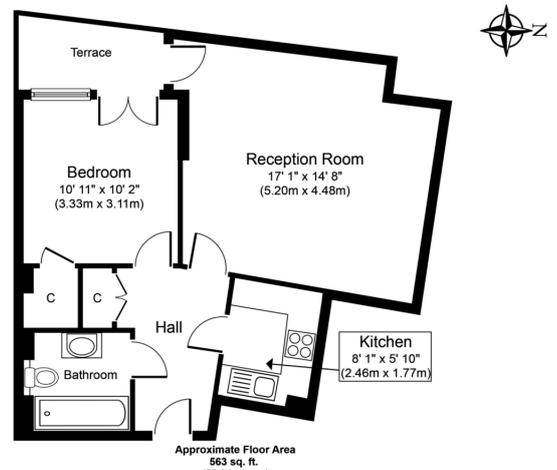
Service Charge
£ per annum

Ground Rent
£ per annum

- ONE BEDROOM APARTMENT
- SIDE RIVER VIEWS
- SECURE RESIDENTIAL BUILDING
- MUST BE SEEN
- APPROXIMATELY 550 SQUARE FEET OF LIVING SPACE
- ELEVENTH FLOOR
- LONG 999 YEAR LEASE
- EPC RATING C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.