



Eden Apartments

3 Glengarnock Avenue, E14

Asking Price £500,000

A beautiful apartment boasting three double bedrooms, a stylish open plan lounge, a modern kitchen, two sleek bathrooms and a private balcony ideally located close to Island Gardens DLR Station.

CHESTERTONS



Eden Apartments

3 Glengarnock Avenue, E14

- 3 Bedrooms | 2 Bathrooms
- Approx. 915sq ft of Internal Living Space
- Chain Free Sale
- Island Gardens DLR Station 0.2km
- Private Balcony/Terrace



A 3-bed apartment situated in the Parkside Quarter development in the heart of Island Gardens in the Isle of Dogs.

This beautiful apartment is immaculately presented, is spacious and features an open-plan living room with oak shade wooden flooring throughout, that opens onto the private balcony. Further benefits include a fully integrated modern, kitchen with contemporary fitted units, laminate work tops with glass splash backs and fully integrated appliances such as a stainless-steel oven with ceramic hobs, a dishwasher, fridge/freezer, washer/dryer and stainless-steel extractor hood. The apartment further benefits from underfloor heating, bicycle storage and video entry phone system.

Parkside Quarter is a development boasting high specification developed by Telford Homes and less than 0.1m mile walk to Island Gardens DLR station, offering fast connections to Canary Wharf in 7 minutes, Westferry in 10 minutes, North Greenwich and Bank in 18 minutes, Stratford International in 31 minutes and Bond Street in 33 minutes. For further travel, London City Airport can be reached in 26 minutes and St Pancras International and the Eurostar is 37 minutes away. Greenwich is a 10 minute walk via the foot tunnel, so residents can explore Greenwich Market, the National Maritime Museum, Royal Greenwich Park and everything that the O2 Arena has to offer.

Tenure: Leasehold 987 years approx. remaining.

Service Charge: £3467 pa approx.

Ground Rent: £170 pa reviewed every 40 years in line with the clause in the Lease.

Local Authority: Tower Hamlets

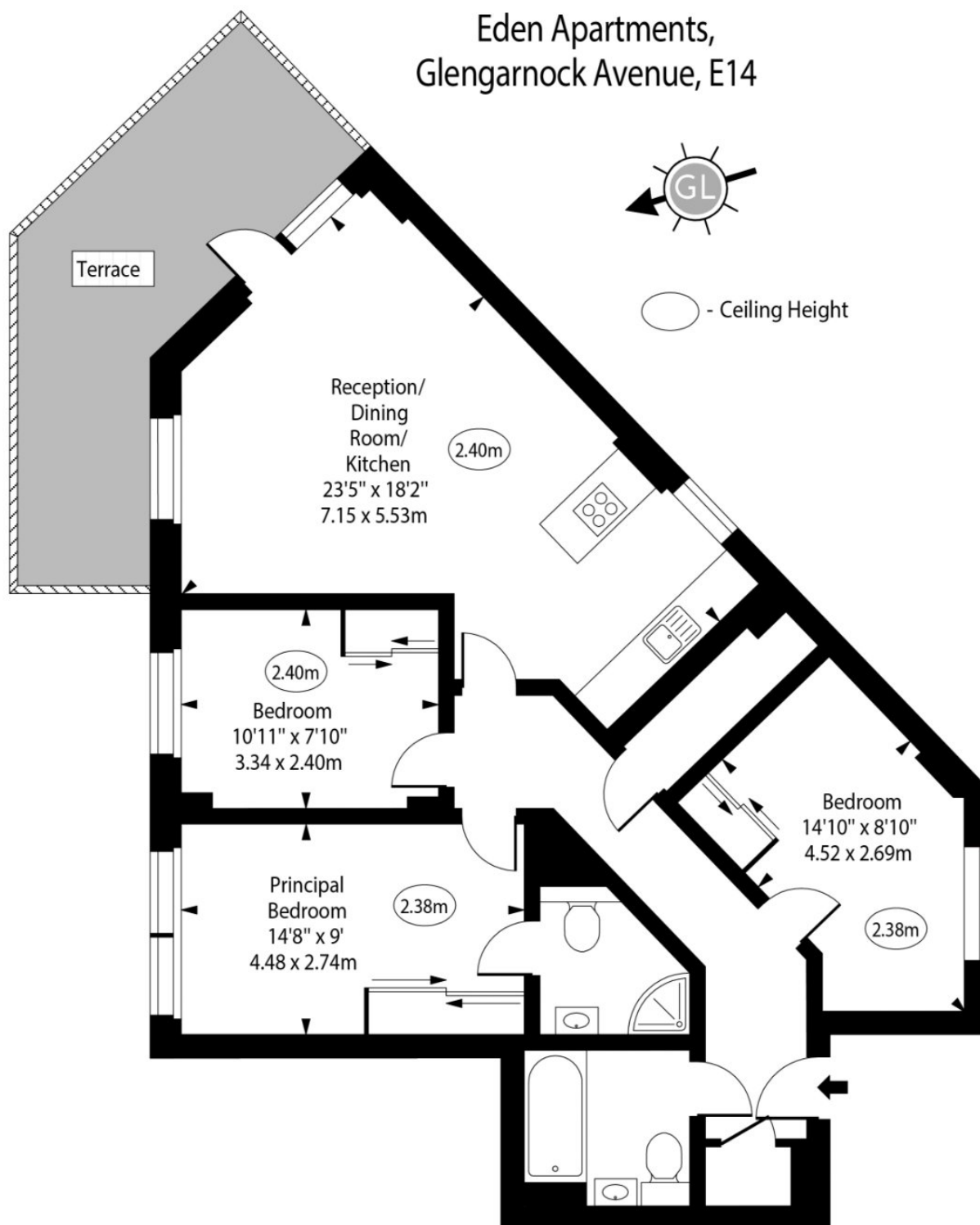
Council Tax Band: F

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		

Chestertons Canary Wharf & Greenwich Sales

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Ground Floor

Approx Gross Internal Area 915 Sq Ft - 85.00 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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