



**Michigan Building Biscayne Avenue, London E14 9QT**

**welcome to**

## **Michigan Building Biscayne Avenue, London**

MODERN TWO BEDROOM FOURTH FLOOR FLAT\*\*

Welcome to this exceptional two-bedroom flat, perfectly situated on the fourth floor of a modern development on Biscayne Avenue. Combining contemporary living with a prime location, this property offers an ideal opportunity for those seeking a vibrant and well-connected lifestyle.

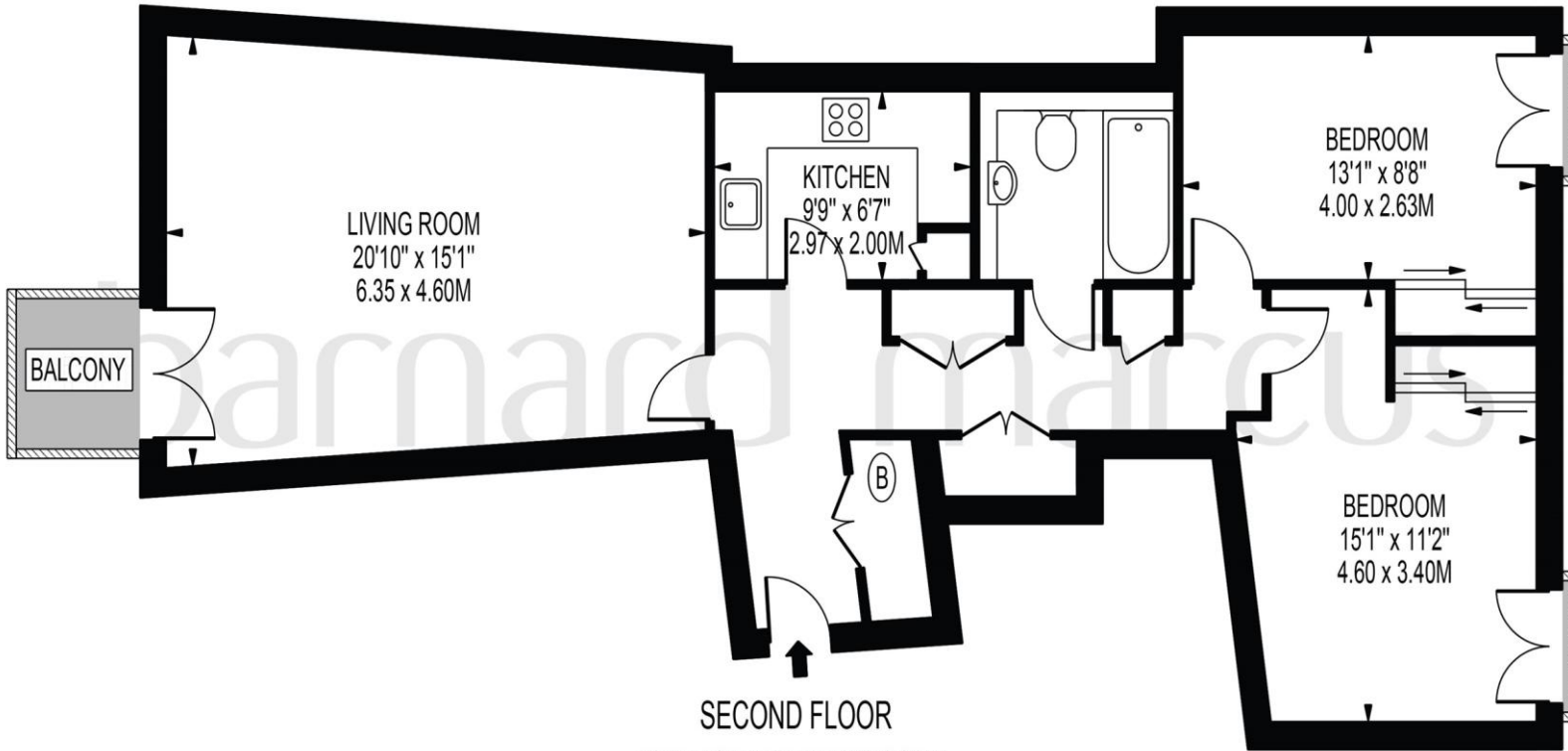
Biscayne Avenue is located in the heart of the dynamic Canary Wharf area, renowned for its world-class amenities. Residents can enjoy a wealth of dining options, from fine dining establishments to trendy cafes and casual eateries. The area also boasts a variety of high-end shops, boutique stores, and supermarkets, ensuring all your daily needs are met. For leisure and fitness, the nearby developments often feature exclusive facilities such as gyms, swimming pools, and spa services, adding a touch of luxury to everyday living. Additionally, the Thames Path and local parks provide scenic spaces for outdoor activities and relaxation.

This property benefits from excellent transport connections, making it a commuter's dream. Canary Wharf Underground Station, located on the Jubilee Line, is just a short walk away, offering swift access to Central London, including London Bridge and Bond Street. The nearby DLR stations, such as Blackwall and Poplar, provide additional connectivity to key destinations like Bank and Stratford.



# MICHIGAN BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 832 SQ FT - 77.27 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Entrance Hall

## Living Room

20' 10" x 15' 1" ( 6.35m x 4.60m )

## Kitchen

9' 9" x 6' 7" ( 2.97m x 2.01m )

## Bedroom One

13' 1" x 8' 8" ( 3.99m x 2.64m )

## Bedroom Two

15' 1" x 11' 2" ( 4.60m x 3.40m )

## Bathroom

## Balcony

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## Michigan Building Biscayne Avenue, London

- 2 BEDROOM FLAT
- LEASEHOLD
- LOCATED ON 2ND FLOOR
- PRIVATE BALCONY
- BRILLIANT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 8000.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM103211](https://www.barnardmarcus.co.uk/Property/PKM103211)



Property Ref:  
PKM103211 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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