



## **64 New Village Avenue, London, E14 0TB**

**£554 Per Week**

A BRAND NEW 2 BED 2 BATH 2ND FLOOR APARTMENT LOCATED IN CORDWAINER HOUSE PART OF THE POPULAR OXBOW DEVELOPMENT IN E14

This apartment has a South facing balcony, a spacious dual aspect reception room, 2 double bedrooms and 2 bathrooms. Set over 819 square feet the apartment offers ample space and residents can enjoy facilities such as concierge, gym, communal gardens and residents only lounges

FURNISHED  
AVAILABLE NOW

- CORDWAINER HOUSE
- 2ND FLOOR
- 0.6 MILES TO EAST INDIA DLR
- BRAND NEW & AVAILABLE NOW
- PART OF OXBOW DEVELOPMENT
- SOUTH FACING BALCONY & DUAL ASPECT RECEPTION
- CLOSE TO CANARY WHARF & THE CITY
- 2 BEDROOMS & 2 BATHROOMS
- SET OVER 819 SQUARE FEET
- GYM, CONCIERGE & RESIDENTS LOUNGES

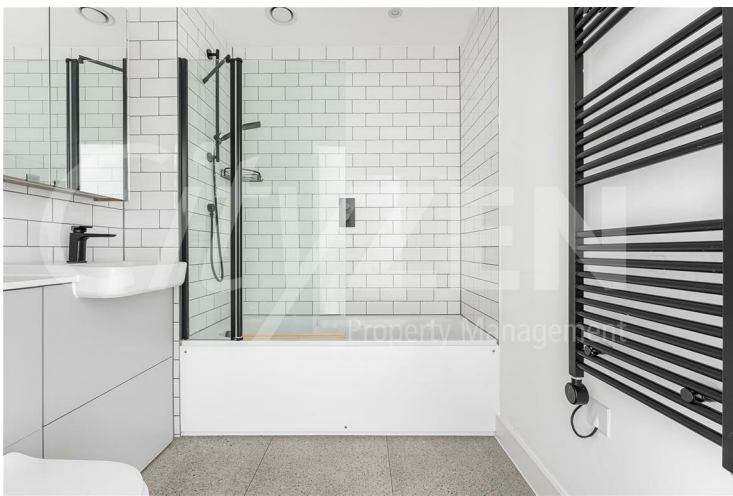
64 New Village Avenue, London, E14 0TB



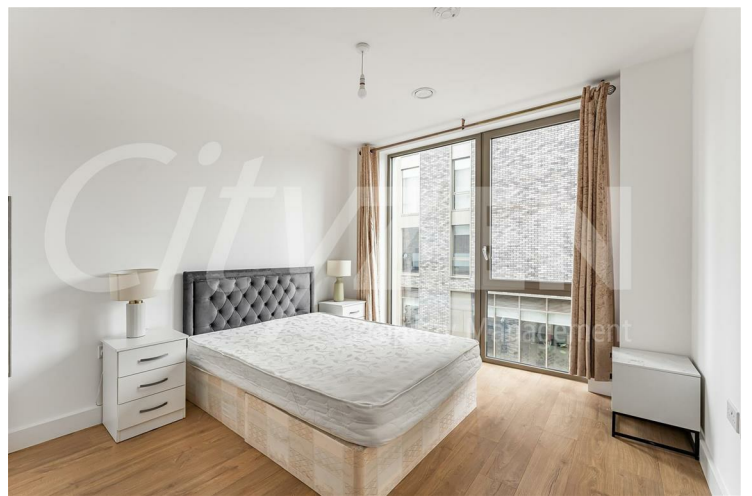
**CORDWAINER HOUSE**



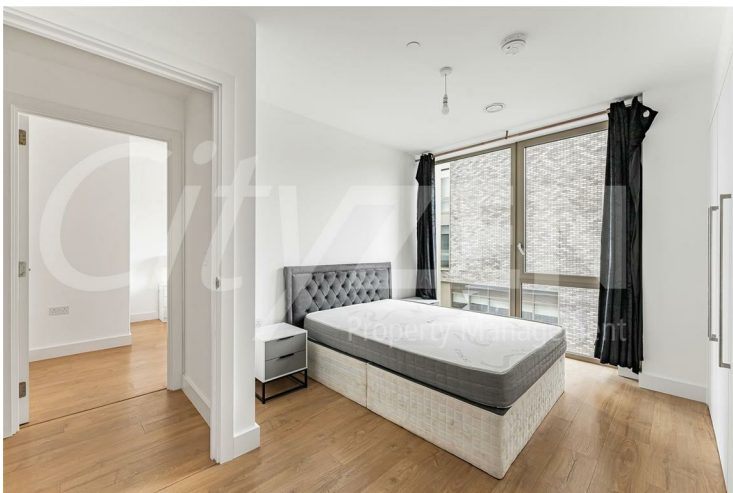
**BEDROOM**



**BATHROOM**



**BEDROOM**



**BEDROOM**

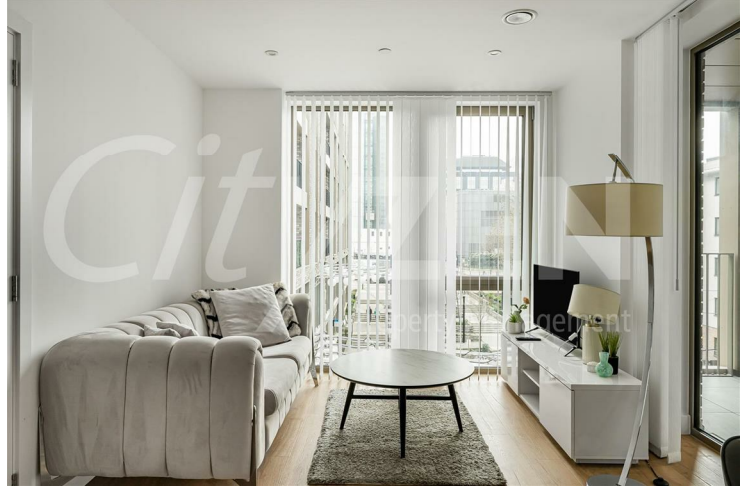


**BEDROOM**

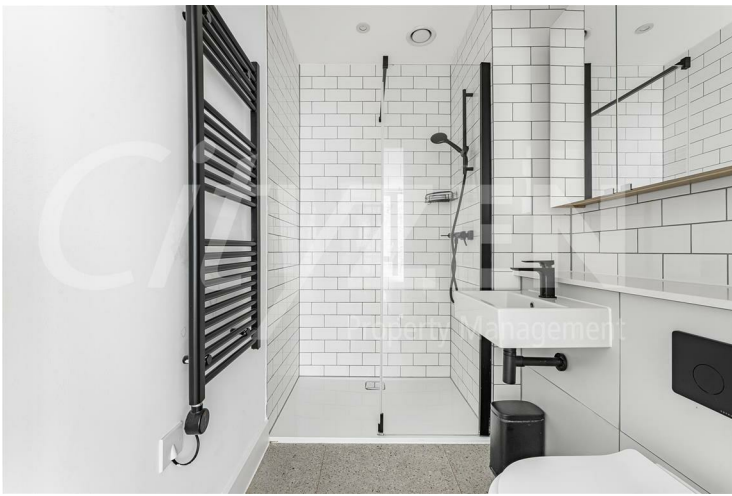
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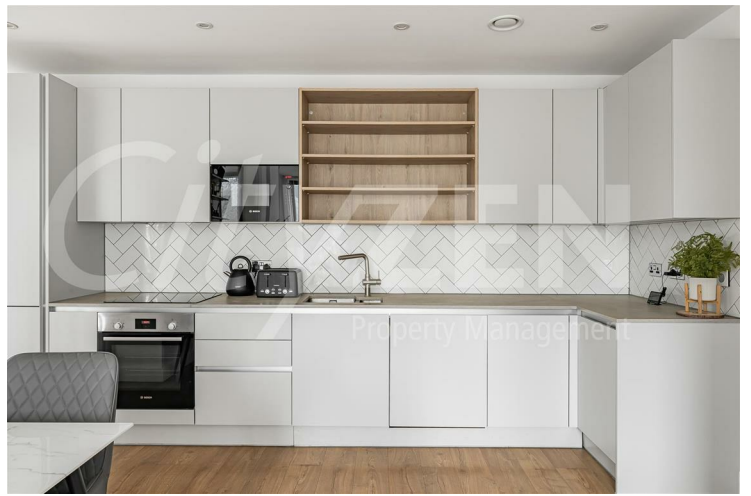
BEDROOM



RECEPTION



EN-SUITE



KITCHEN



KITCHEN/DINING AREA

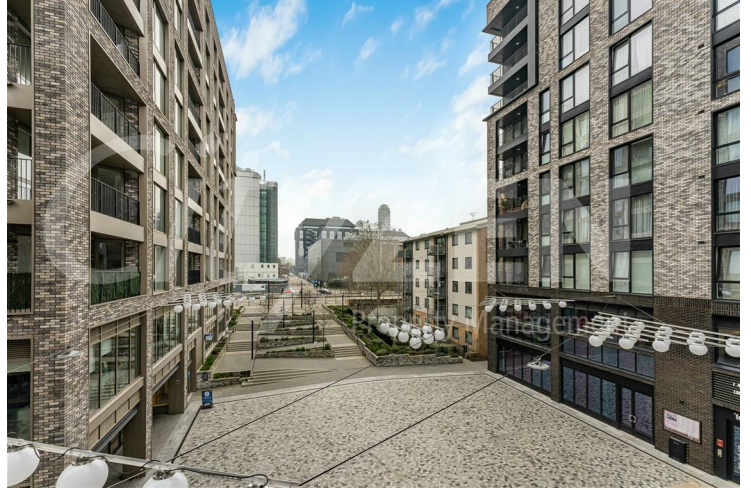


KITCHEN

# 64 New Village Avenue, London, E14 0TB



**KITCHEN**



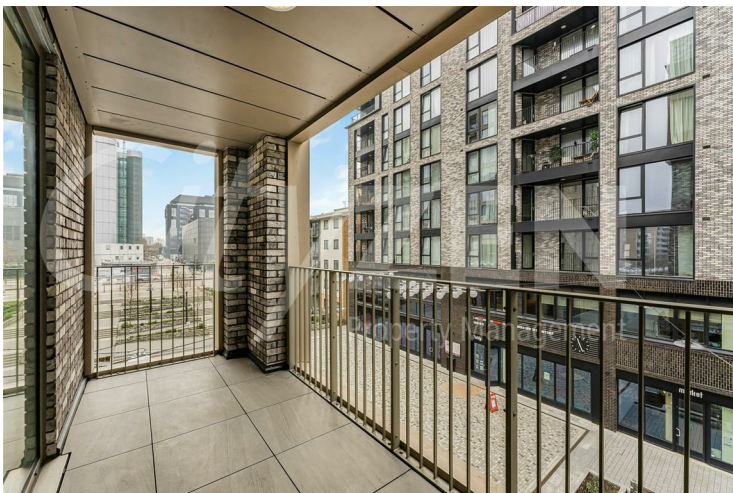
**VIEW**



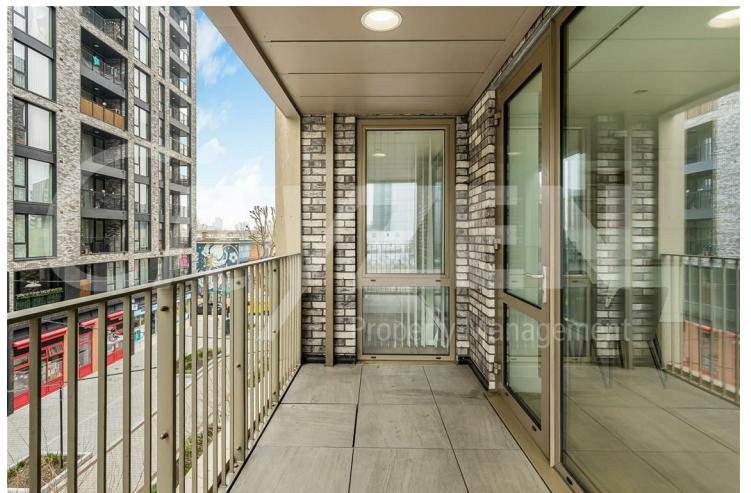
**RECEPTION/DINING AREA**



**VIEW**



**BALCONY**



**BALCONY**

## 64 New Village Avenue, London, E14 0TB

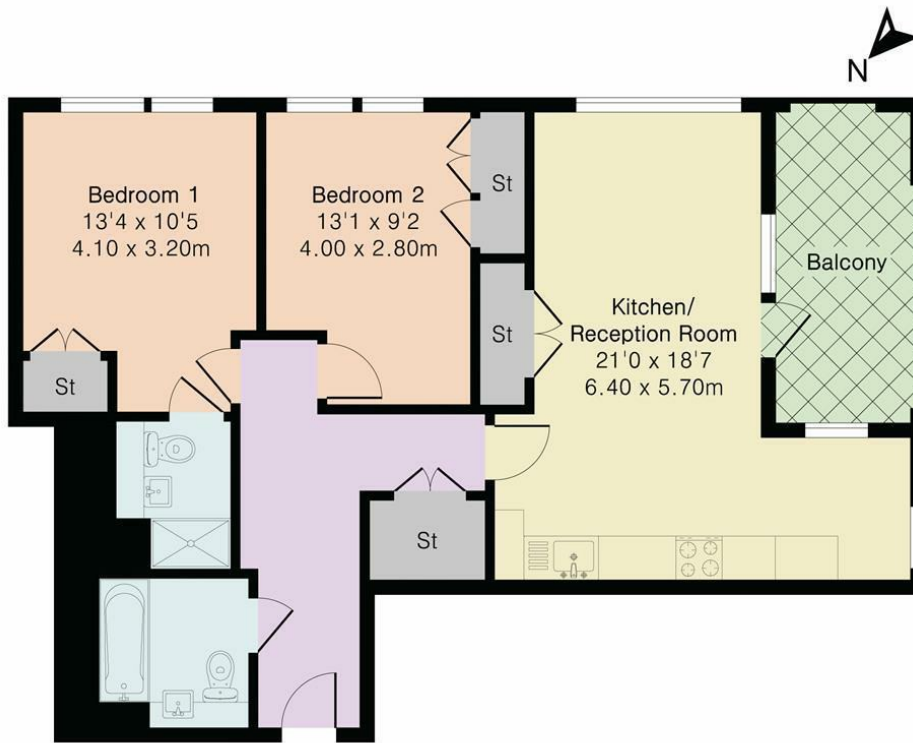


RECEPTION



COMMUNAL GARDENS

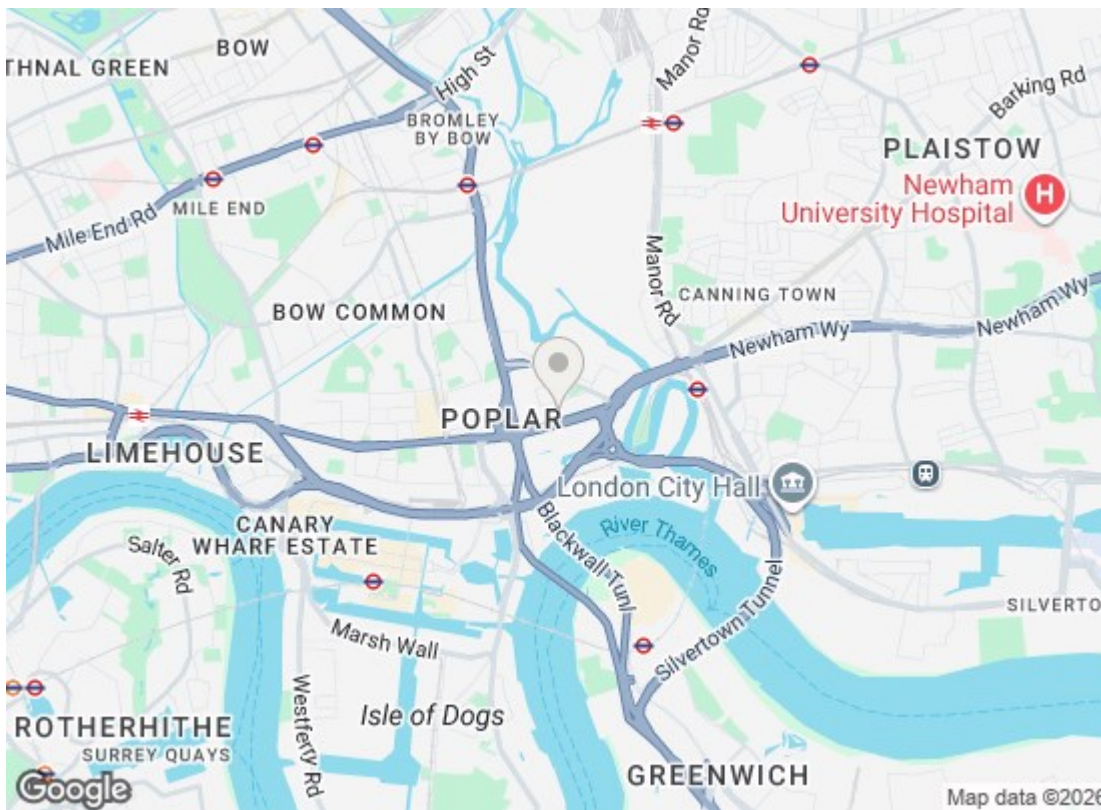
# Approximate Gross Internal Area 819 sq ft - 76 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.