



# Newport Avenue

London, E14

Asking Price £300,000

Positioned on the 4th floor of the sought-after Explorers Court development, this beautifully presented one-bedroom apartment offers stylish contemporary living in a highly convenient Docklands location.

**CHESTERTONS**



# Newport Avenue

## London, E14

- One bedroom apartment in Explorers Court
- Presented in excellent condition
- Modern finish throughout
- Located on the 4th Floor
- Circa 450 sq. ft
- Beautiful riverside and city views
- Located opposite East India DLR station
- Bus stop located directly outside
- Communal roof terrace
- Virginia Quay Park adjacent to the development



Positioned on the 4th floor of the sought-after Explorers Court development, this beautifully presented one-bedroom apartment offers stylish contemporary living in a highly convenient Docklands location. Finished to an excellent standard throughout, the property is ideally suited to first-time buyers, professionals, or investors seeking a well-connected London home.

The apartment features a modern fully fitted kitchen which seamlessly flows into the bright and spacious open-plan reception area, creating an ideal space for both relaxing and entertaining. The generously sized double bedroom is complemented by a sleek bathroom and well-maintained interiors throughout.

Residents of Explorers Court also benefit from access to a communal roof terrace located on the top floor, offering additional outdoor space and panoramic views of the surrounding area.

Perfectly positioned adjacent to East India DLR station, the apartment provides excellent transport connections, with swift access to Canary Wharf for Jubilee and Elizabeth Line services. The DLR also offers direct routes to the City, Greenwich, Stratford and London City Airport, making this an ideal base for commuters.

**Tenure:** Leasehold 104 years approx. remaining.

**Service Charge:** £1,652

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

**Council Tax Band:** C

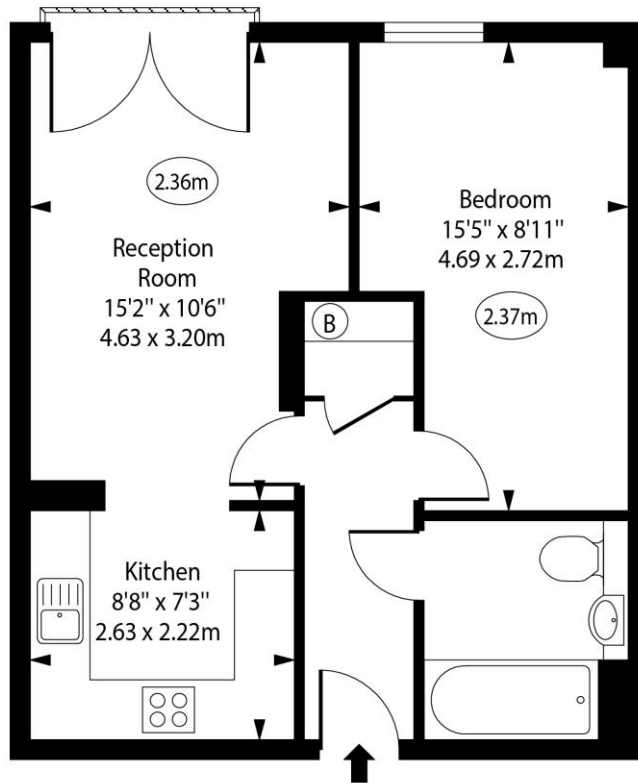
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Newport Avenue, E14

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area      450 Sq Ft - 41.81 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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