



## EAST INDIA DOCK ROAD, LONDON, E14

£470,000

Goldman Greg are delighted to offer this top floor three bedroom, two bathroom split level apartment located on East India Dock Road, E14 arranged over the second and third floors.

The apartment is offered in excellent condition throughout and offers an open plan reception room/kitchen with direct access onto a private terrace along with one double bedroom (with fitted wardrobes) and a separate shower room.

The top floor offers an additional two double bedrooms (both with fitted wardrobes) plus an additional family bathroom making this an ideal apartment for sharers or a small family.

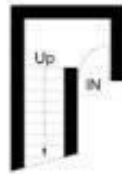
Viewings are highly recommended.



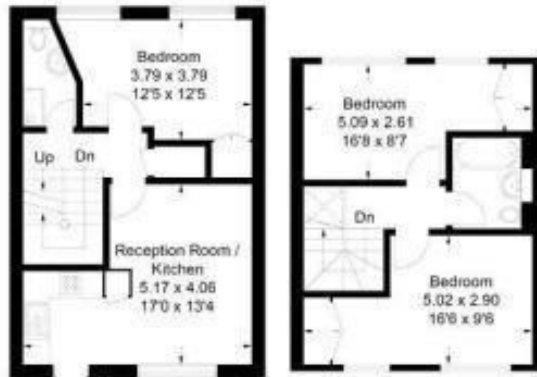
Goldman Greg

# East India Dock Road, E14

Approximate Gross Internal Area = 79 sq m / 850 sq ft



## First Floor



## Second Floor

## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (IC400028)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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