



# Sail Court

15 Newport Avenue, E14

Asking Price £400,000

A well-appointed 1st floor 2-bedroom apartment in Sail Court in the Virginia Quay development. Sail Court is gated & benefits from 24-hour on-site portorage. Located very close to East India DLR Station for easy access to Canary Wharf & The City.



# Sail Court

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- 2-bedroom 1st floor apartment with balcony.
- Secure development with 24-hour concierge.
- Located 200 metres from East India DLR Station.
- Allocated parking.



A lovely apartment set within a modern residential development provides includes two bedrooms and two bathrooms, making it ideally suited to professionals, couples, or small families seeking a practical yet stylish home. The apartment features a bright and inviting living space complemented by a fully fitted kitchen and integrated appliances.

Residents are perfectly positioned to take advantage of a wide range of local amenities, with supermarkets such as Tesco, Sainsbury's, and Co-op all within easy reach, alongside an array of cafés, restaurants, and everyday conveniences. Leisure facilities including Poplar Baths are nearby, while the vibrant business and lifestyle hub of Canary Wharf offers an extensive selection of shops, bars, and riverside dining options just a short distance away.

Transport connections are a particular highlight, with East India DLR Station only moments from the property, as well as Blackwall DLR Station and Canning Town Station providing swift access to the Jubilee Line and wider Docklands Light Railway network. From here, Canary Wharf, the City, and central London are all easily accessible, while links to the Elizabeth Line further enhance connectivity across the capital. London City Airport is also within close proximity, making the property particularly appealing for frequent travellers.

**Tenure:** Leasehold 970 years approx. remaining.

**Service Charge:** £4,468 pa approx.

**Ground Rent:** £292 pa.

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

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

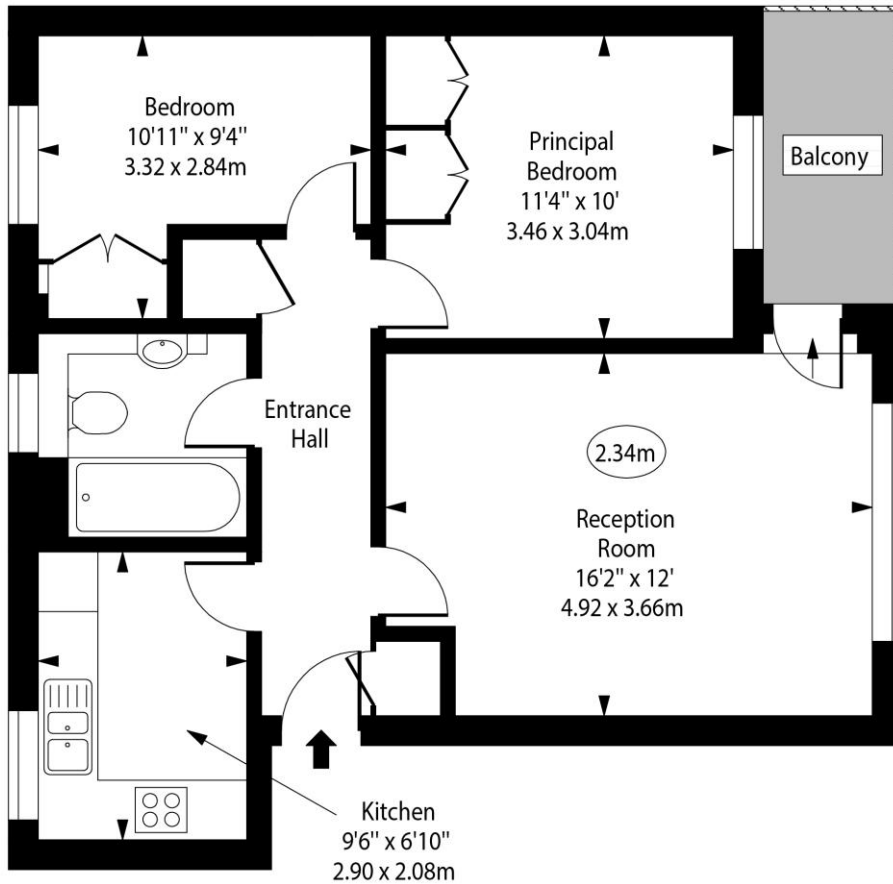
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○ - Ceiling Height



First Floor

Approx Gross Internal Area      600 Sq Ft - 55.74 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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