



## **Avalon Point, 1 Silvocea way, London, E14 0TY**

**£410,000**

A 1 BEDROOM APARTMENT FOR SALE LOCATED ON THE BANKS OF THE RIVER LEA, OFFERING EXCELLENT ACCESS TO CANARY WHARF AND THE CITY VIA EAST INDIA DLR STATION.

This sixth floor apartment offers spacious living set over 548 square feet and comprises a large dual aspect reception room with floor to ceiling windows facing West and door to a South facing balcony with partial river views, the kitchen is very well appointed with "Smeg" appliances and ample storage space. The double bedroom also has floor to ceiling windows and a generous built in double wardrobe.

The apartment further benefits from a large walk in utility cupboard and additional storage in the lounge.

Service charge £2600 per annum  
Ground rent £400 per annum  
Lease: 172 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 BEDROOM
- CONCIERGE
- 6th FLOOR
- CYCLE STORAGE
- SOUTH FACING BALCONY
- SHORT WALK TO EAST INDIA DLR STATION

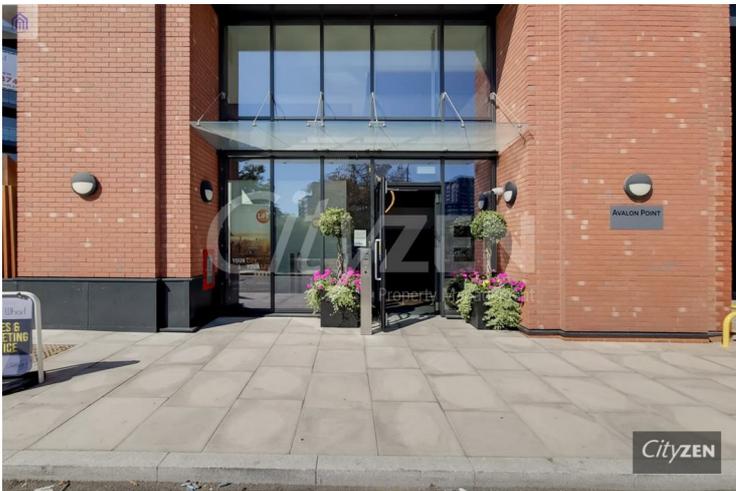
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**AVALON POINT**



**RECEPTION ROOM**



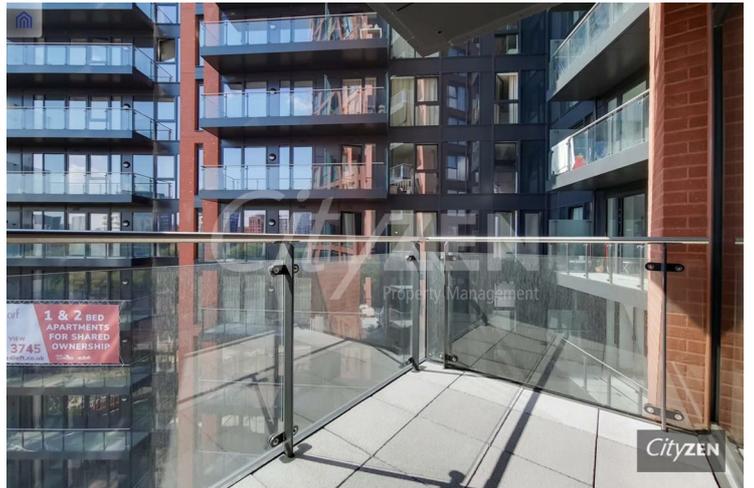
**BUILDING ENTRANCE**



**KITCHEN**



**RECEPTION ROOM**



**BALCONY**

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VIEW FROM BALCONY



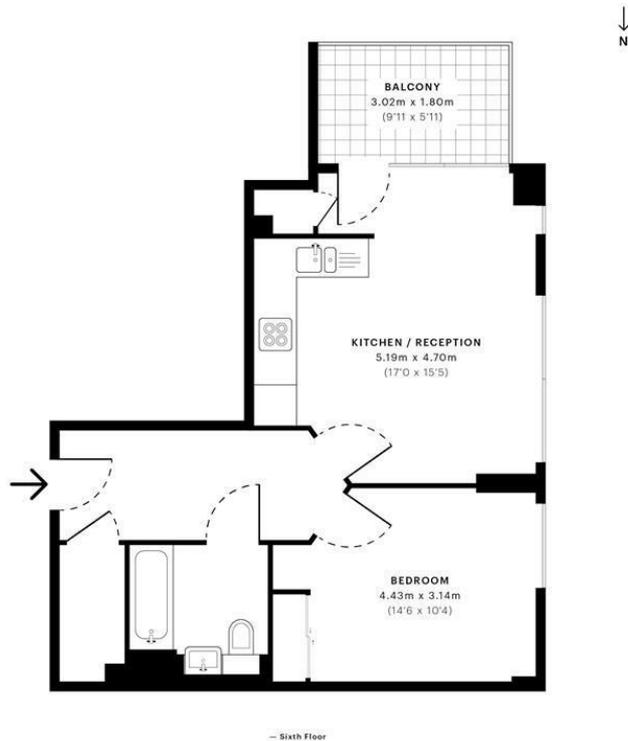
BATHROOM



BEDROOM



BEDROOM



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
51.00 sqm / 548.96 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head heights  
48.59 sqm / 523.02 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, overhangs etc.  
9.43 sqm / 101.50 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.39 sqm / 4.20 sqft

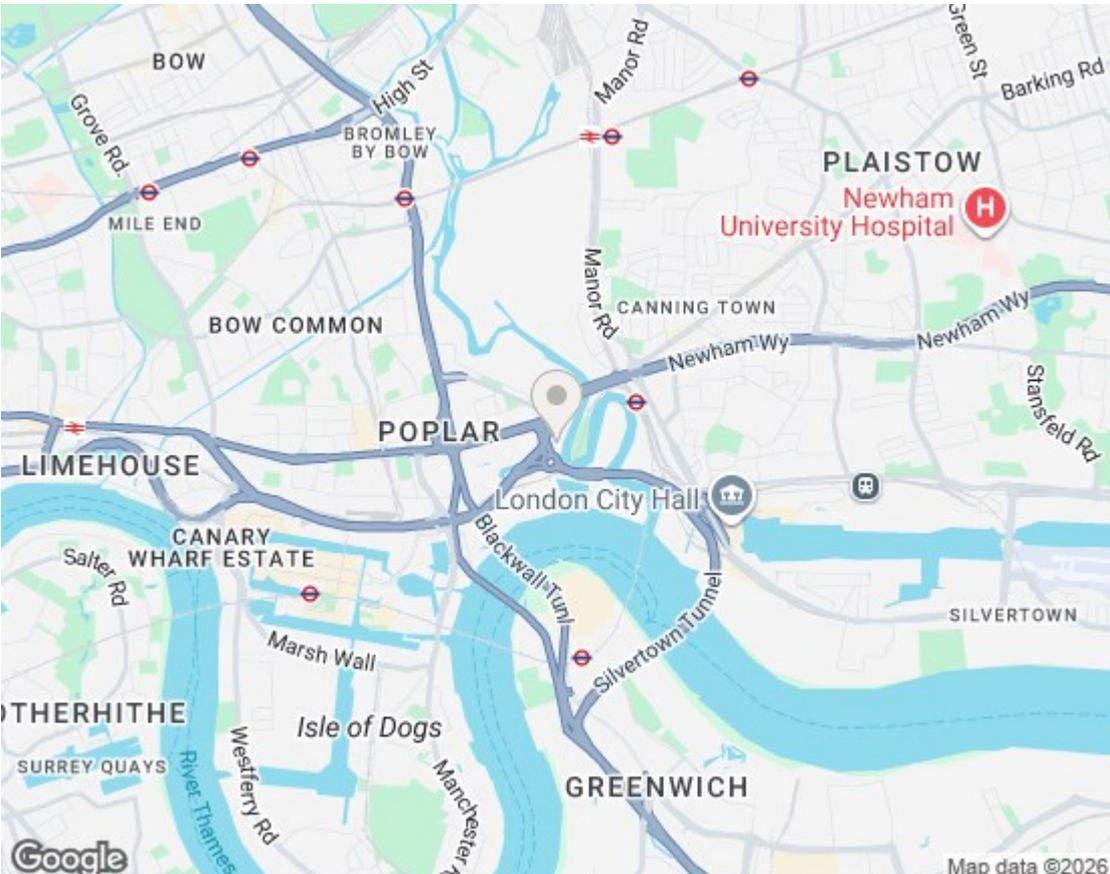
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 60.47 sqm / 650.89 sqft  
IPMS 3C RESIDENTIAL: 58.60 sqm / 630.77 sqft

spc id: 62f9e0d3fbc36d0d6a38913



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.