



## 11 RAWSTHORNE CLOSE LONDON, E16 2JR

**£300,000**  
LEASEHOLD

This gorgeous two double bedroom apartment is situated within this small purpose built block neighbouring London City airport; making it ideal for regular commuters to Europe or for anyone working at the airport itself. London City airport also has its own dedicated DLR station, making it an easy commute in to Canary Wharf and the City of London and the property also benefits from its own allocated off-street parking space. The property comprises of an open-plan living room/dining area, as well as a semi-separate kitchenette area, two good-sized double bedrooms, a modern bathroom.

Rawsthorne Close is well-positioned for commuters and local residents alike. London City Airport DLR station is nearby, providing quick access to Canary Wharf in under 20 minutes, and direct routes into Bank and the City. Additionally, the nearby Royal Wharf Pier offers Thames Clipper (Uber Boat) services, giving residents a scenic and relaxed way to travel along the River Thames to destinations such as Canary Wharf, Tower Bridge, London Bridge, and Westminster. The area also benefits from local shops, cafés, and green open spaces including Thames Barrier Park and Royal Victoria Gardens—all within walking distance.

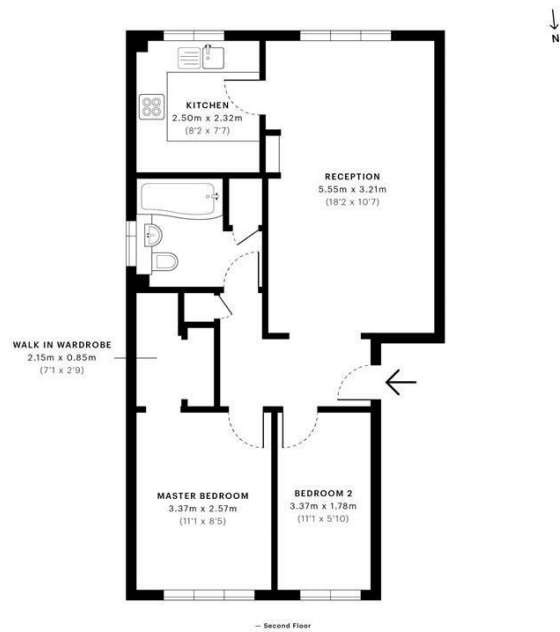
**DouglasPryce**

Rawthorne Close, E16

CAPTURE DATE: 23/07/2020 LASER SCAN POINTS: 27,073,393

GROSS INTERNAL AREA

53.10 sqm / 571.56 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
53.10 sqm / 571.56 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes balconies, restricted head heights  
49.79 sqm / 535.94 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

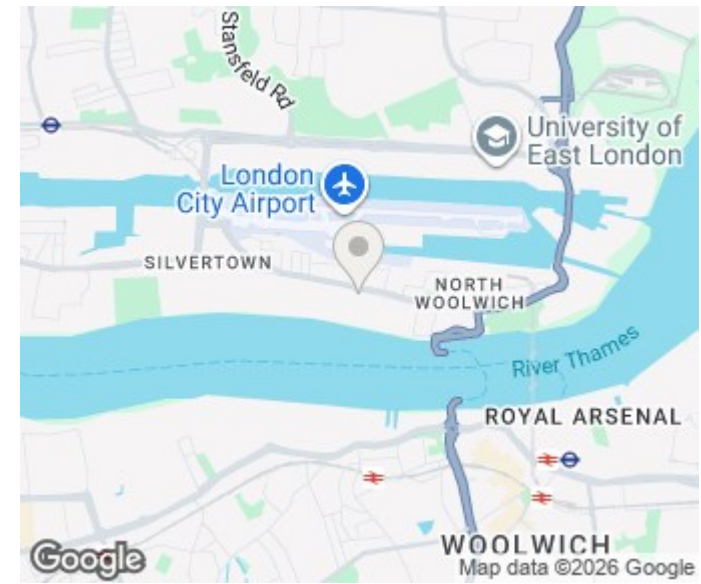
**spec** Verified

**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 open lengths and widths are the maximum points of measurements captured in the scan.

**IPMS 3 RESIDENTIAL** 53.02 sqm / 570.93 sqft  
**IPMS 3 COMMERCIAL** 50.12 sqm / 539.49 sqft

spec id: 5f1027f0ca7a4df0a3e30c33f



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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