



## **Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW**

**£395,000**

AN AMAZING 800 SQUARE FOOT PRIVATE ROOF TERRACE COMES WITH THIS LOVELY ONE BED 3RD FLOOR APARTMENT FOR SALE WITHIN 'ROOSEVELT TOWER' E14

Roosevelt Tower, Manhattan Plaza, is located by Blackwall DLR station, with Tesco Express and a host of local shops and bus stops outside the development.

The apartment is spacious and set over 630 square feet and comprises a spacious East facing reception room with access to a private 45 FT X 25 FT roof terrace, modern fully fitted kitchen, double bedroom with built in wardrobes and a modern bathroom suite

Residents of this building benefit from 24 hour concierge and gymnasium

GROUND RENT £500 PA / SERVICE CHARGE £4338 PA / LEASE 990 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- ROOSEVELT TOWER E14
- 630 SQUARE FT FLAT
- RESIDENTS ROOF GDNS
- LARGE ONE BEDROOM
- WALK TO CANARY WHARF
- 3RD FLOOR
- 800 SQUARE FT PRIVATE TERRACE
- 24 HR CONCIERGE & GYM

# Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW



ROOSEVELT TOWER



RECEPTION ROOM



HALLWAY



RECEPTION ROOM

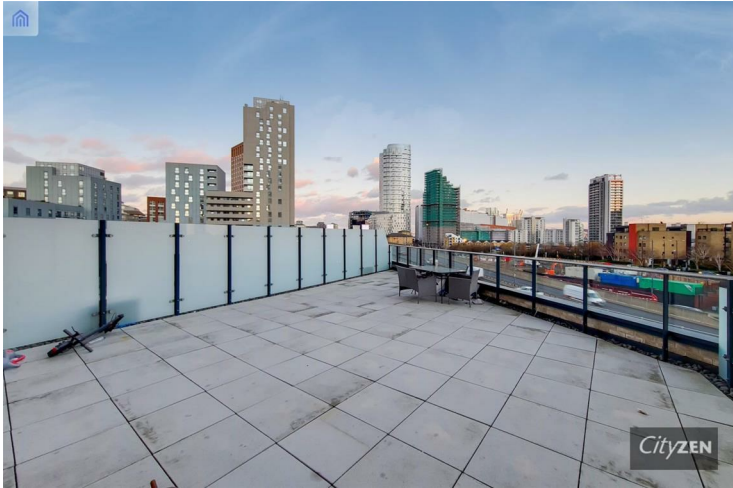


KITCHEN



KITCHEN

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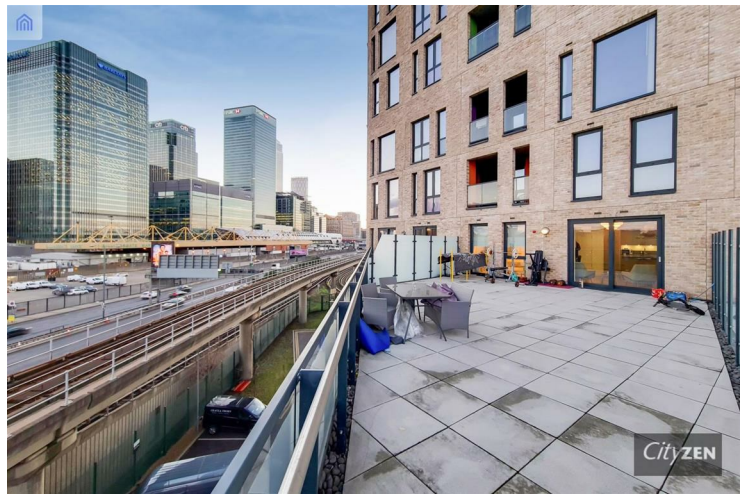
PRIVATE TERRACE



BATHROOM



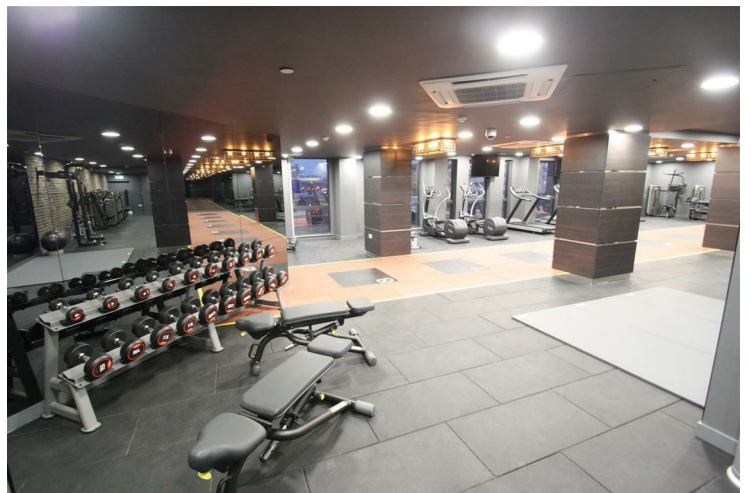
BEDROOM



PRIVATE ROOF TERRACE



BEDROOM



GYM

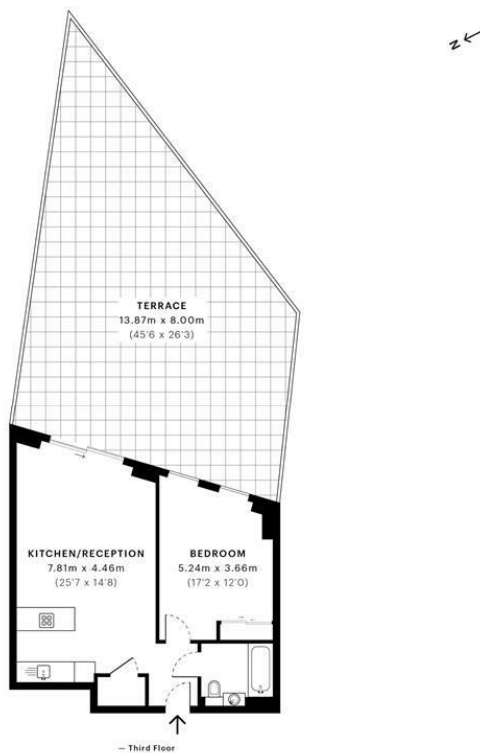
# Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW



GYM



RESIDENTS ROOF GDNS



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.19 sqm / 637.12 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, restricted head height  
57.23 sqm / 616.02 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
75.05 sqm / 807.83 sqft

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

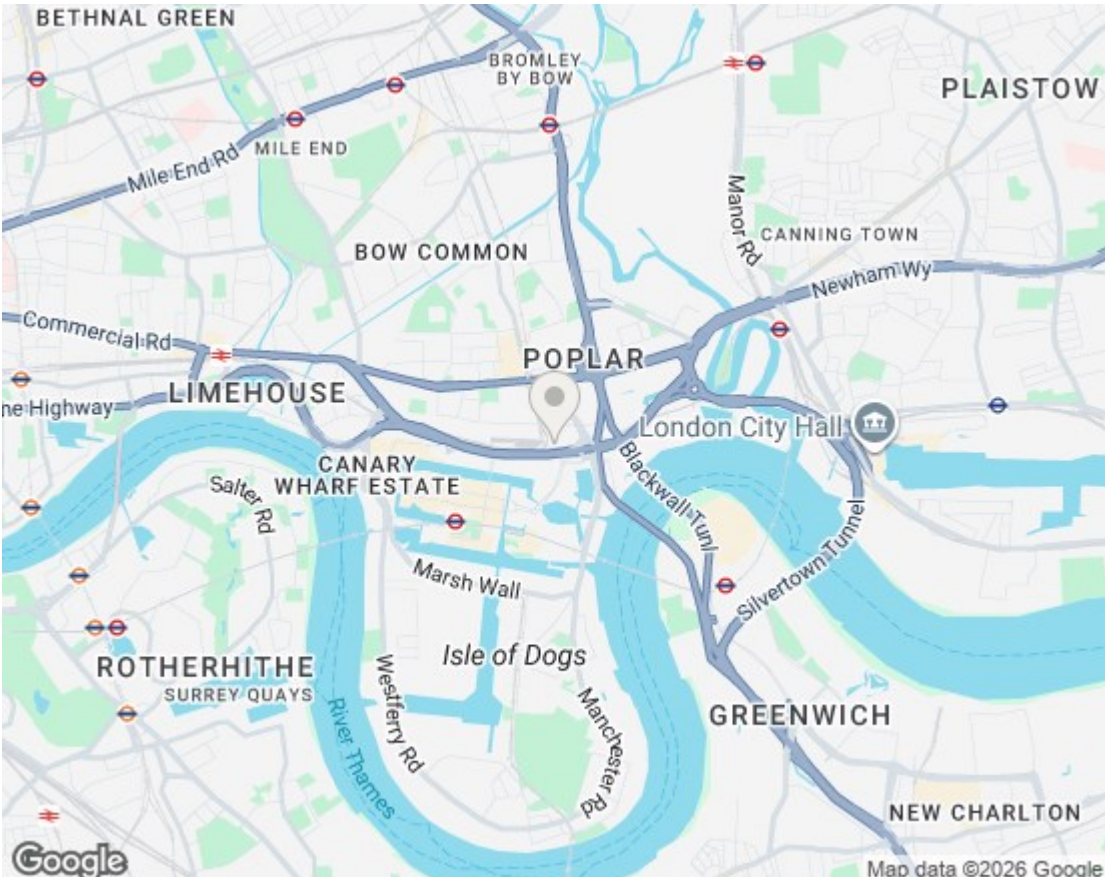
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 134.56 sqm / 1448.39 sqft  
IPMS 3C RESIDENTIAL 132.88 sqm / 1430.31 sqft

RICS ID: 611ab28d88910e6dc7765



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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	
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			
<b>England &amp; Wales</b>		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.