



Hanover Avenue

London, E16

Asking Price £400,000

A beautifully-presented 2 bedroom terraced house with private garden in the Britannia Village development in The Royal Docks. The house is located close to West Silvertown DLR station for easy access to Canary Wharf, The City & Stratford.

CHESTERTONS



Hanover Avenue

London, E16

- 624sq ft 2 bedroom terraced house with garden.
- Excellent decorative order throughout.
- Driveway parking.
- Located close to West Silvertown DLR station.
- Offered chain-free.



A beautifully-presented 2 bedroom terraced house with private garden in the Britannia Village development in The Royal Docks. The house is in excellent decorative order internally, & benefits from a light laminate flooring downstairs.

Additional benefits include driveway parking, a 24' rear garden, & a loft.

The house is located close to West Silvertown DLR station for easy access to Canary Wharf, The City & Stratford, & The West End via Canning Town Jubilee Line. Additional transport links include the Thames Clipper / Uberboat from Royal Wharf Pier, & the Elizabeth Line from Custom House station, the other side of the docks. London City Airport is only 2 DLR stops away for European city breaks.

Offered chain-free.

Tenure:	Leasehold – 169 years remaining approx.
Service Charge:	£972 pa approx.
Ground Rent:	Peppercorn
Local Authority:	Newham
Council Tax Band:	D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

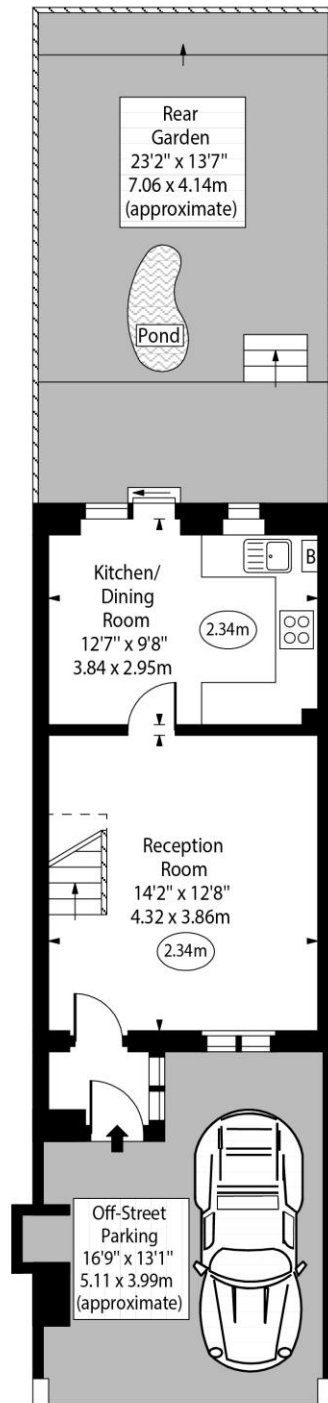
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
chestertons.co.uk

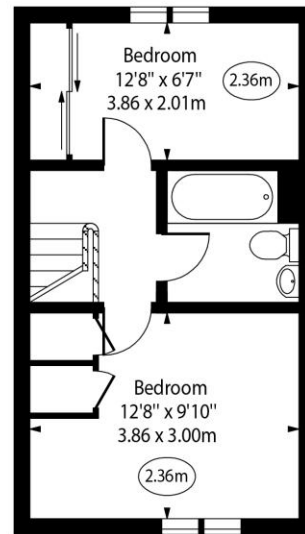
Hanover Avenue, E16



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

625 Sq Ft - 58.06 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.

www.goldlens.co.uk

Ref. No. 031682M

