



## 40 Caravel Close, London, E14 8PD

City Realtor are delighted to present to the market this fantastic 3 bed + lounge flat situated in a private gated development.

The flat boasts 3 large double bedrooms, an open plan kitchen lounge, 1 bathroom and 2 of the bedrooms have a juliette balcony each.

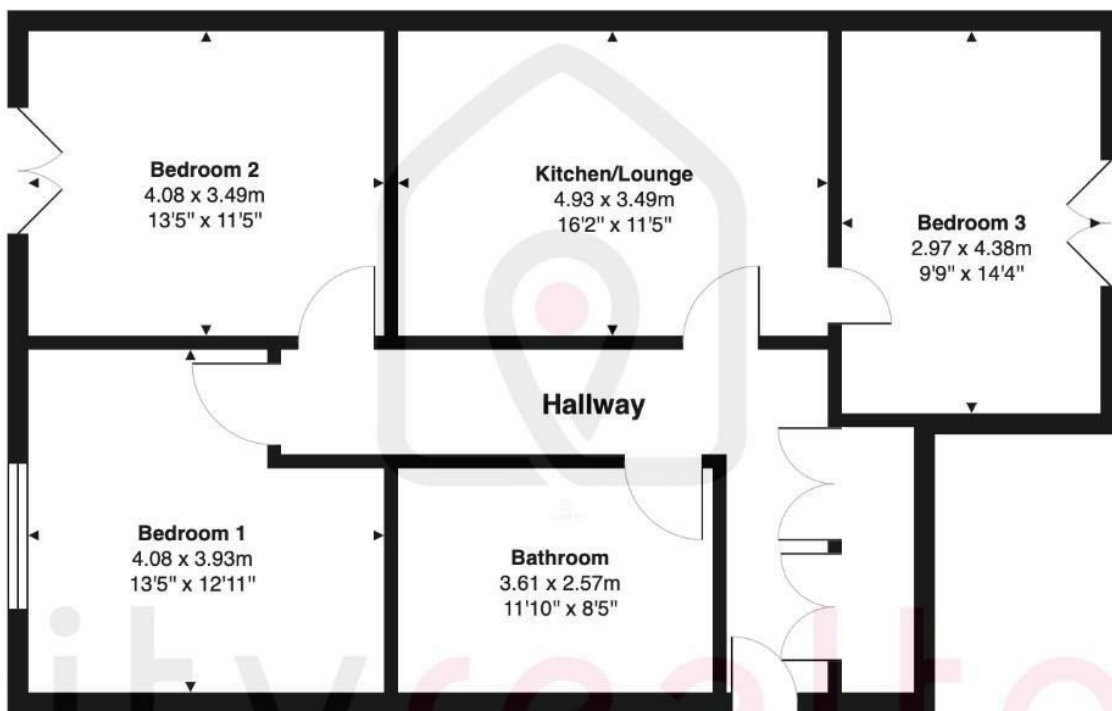
OPEN PLAN KITCHEN WITH DISHWASHER

The property will come furnished and all white goods will be provided.

- WALKING DISTANCE TO CANARY WHARF
- PRIVATE PARKING
- GATED DEVELOPMENT
- 2 JULIETTE BALCONY'S
- 3 DOUBLE ROOMS
- FULLY FURNISHED
- DISHWASHER
- NEAR ALL AMENITIES
- MODERN DECOR - GREAT CONDITION
- FANTASTIC LOCATION

**£2,500 Per month\* Fees Apply**


# Caravel Close




## Fourth Floor

Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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