



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

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ROOSEVELT TOWER



RECEPTION ROOM



HALLWAY



RECEPTION ROOM



KITCHEN



KITCHEN

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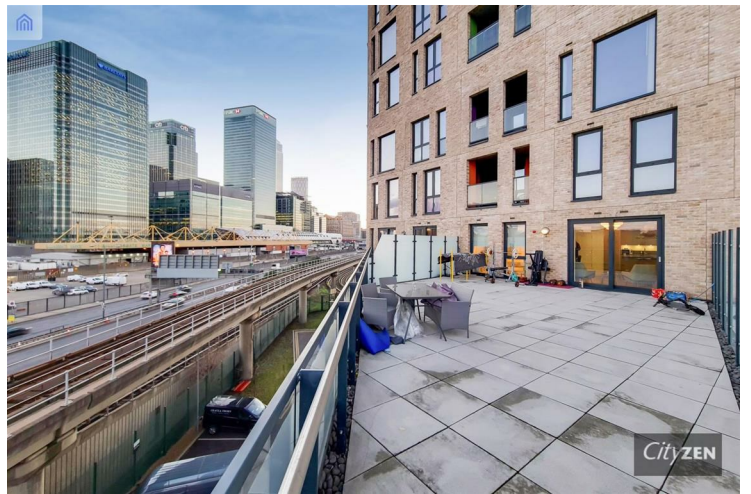
PRIVATE TERRACE



BATHROOM



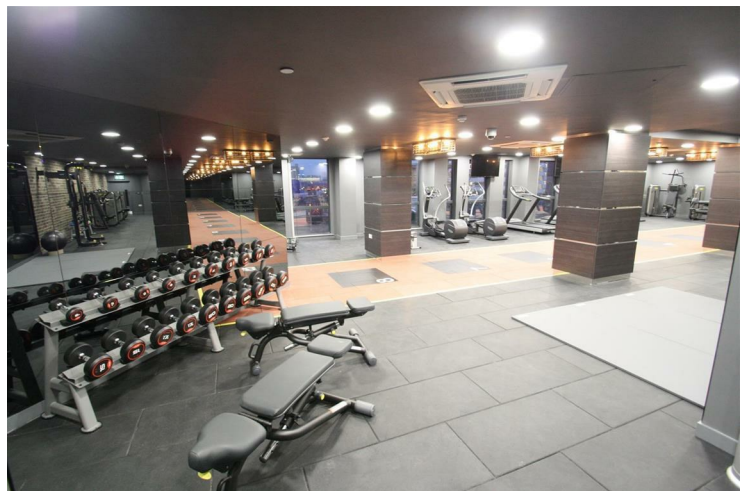
BEDROOM



PRIVATE ROOF TERRACE



BEDROOM



GYM

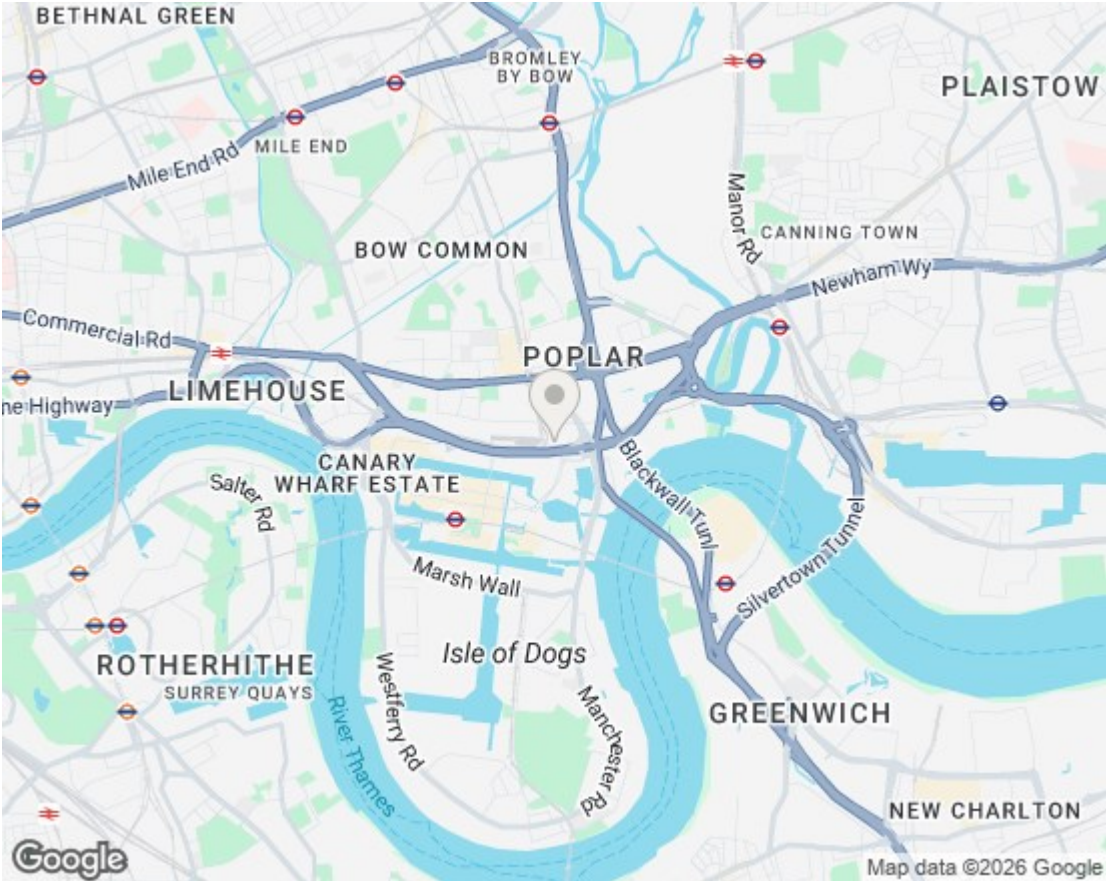
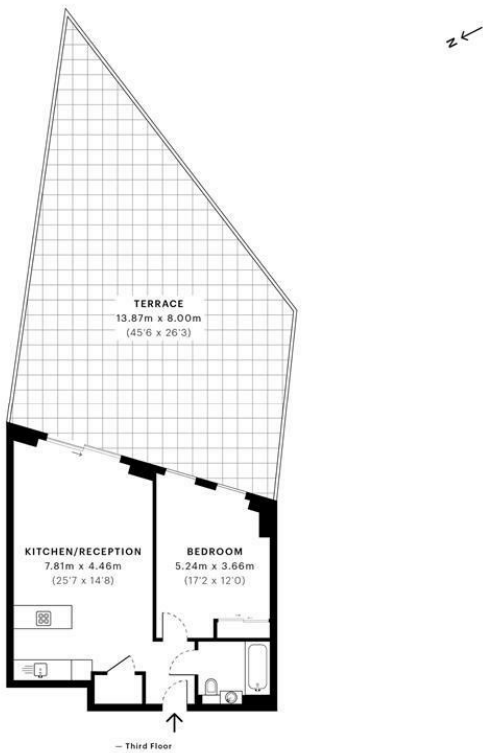
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GYM



RESIDENTS ROOF GDNS



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.