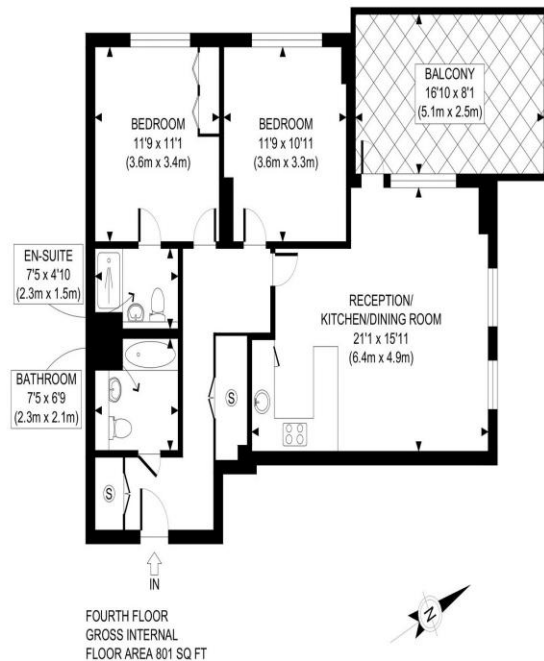


2 Bed Apartment
New Village Avenue
Canning Town E14

- Immediate 'exchange of contracts' available
- Open plan reception
- Being sold via 'Secure Sale'
- Immaculate condition

Auction guide price of £335,000
Leasehold



APPROX. GROSS INTERNAL FLOOR AREA: 801 SQ FT/ 74 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ALL OUR PLANS ARE PREPARED BY HAND



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Situated on the fourth floor of this modern landmark development, built just over ten years ago, this beautifully presented two double bedroom, two bathroom apartment offers contemporary living in a highly convenient location. The spacious accommodation features a bright and airy open-plan living area with direct access to a generous private balcony, ideal for relaxing or entertaining. The well-appointed kitchen is complemented by ample storage throughout the apartment, while the principal bedroom benefits from an en-suite shower room, with a further modern family bathroom serving the second double bedroom.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.