



Avalon Point

1 Silvocea Way, E14

Offers in excess of £325,000

Located on the 16th floor in Orchard Wharf, this 545 sq. ft 1 bedroom property offers stunning panoramic views, boasts a hi-spec finish, a spacious balcony, and private roof terrace.

CHESTERTONS



Avalon Point

1 Silvocea Way, E14

- 16th floor 1 bedroom apartment
- 545 sq. ft property with panoramic views
- Winter garden roof terrace
- Excellent location
- Parking spots available



Thoughtfully designed throughout, the property features a bright and generously sized open-plan living area with wooden flooring, complete with a sleek, high-spec modern kitchen and integrated appliances. The well-proportioned bedroom provides a calm retreat, complemented by a contemporary bathroom finished to a premium standard.

One of the home's standout features is its private winter garden balcony, perfect for relaxing or entertaining while enjoying striking city views. In addition, residents of Flat 1608 benefit from exclusive access to a private roof terrace, elevating outdoor living with a rare sense of openness and tranquillity high above the city. Avalon Point forms part of Orchard Wharf, a development known for its modern architecture, elevated position, and warm community feel. Residents enjoy beautifully landscaped communal areas, designed to bring comfort, convenience and wellbeing together.

Perfectly situated for connectivity, the development sits within easy reach of East India and Canning Town DLR/Underground stations, ensuring swift access to Canary Wharf, The City, Stratford and central London. The nearby riverside walkways and local green spaces further enhance the appeal of this vibrant and well-connected neighbourhood.

Tenure: Leasehold 168 years approx. remaining

Service Charge: £2,575 pa approx.

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

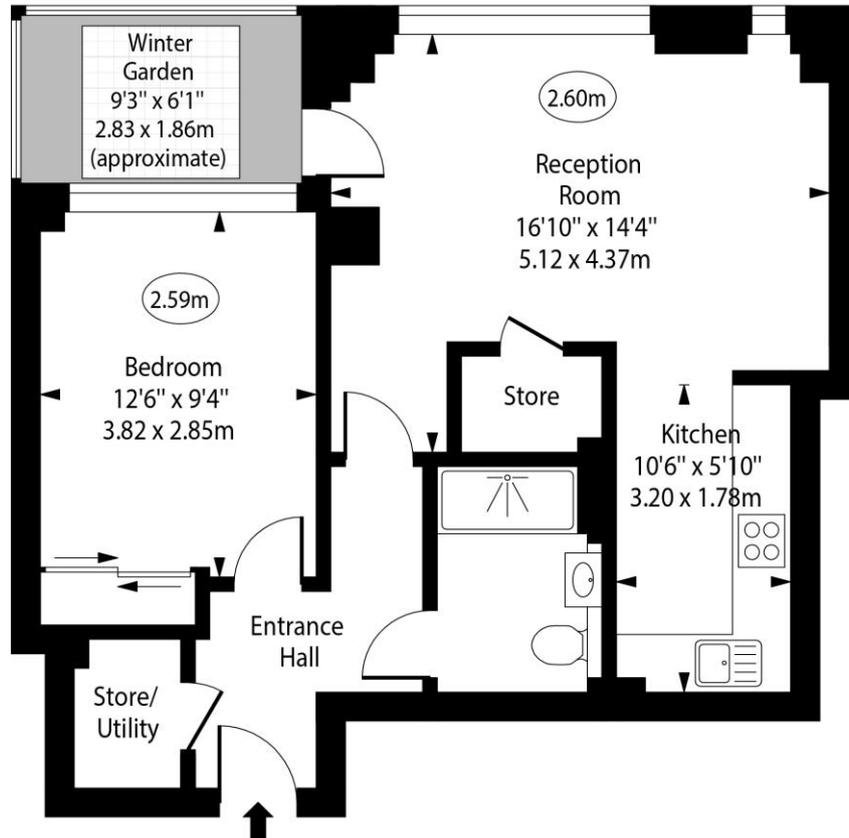
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Avalon Point,
Silvocea Way, E14



○ - Ceiling Height



Sixteenth Floor

Approx Gross Internal Area 545 Sq Ft - 50.63 Sq M
(Excluding Winter Garden)

Approx Gross Internal Area 615 Sq Ft - 57.13 Sq M
(Including Winter Garden)

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.

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