



## EFFRA GARDENS, CANNING TOWN, E16

**SSTC**

**£399,995** Leasehold

One Bedroom Apartment | Eighth Floor | 670 Sq Ft (approx) |  
Private Balcony | Recently Built Development | High  
Specification Finish Throughout | Open Plan Living | No  
Onward Chain | Modern Development | Communal Terrace |  
24 Hour Concierge

Set on the eighth floor of this modern development is this spacious one bedroom apartment that boasts approximately 670 sq ft of internal living space.

The property comprises large open plan reception room with built-in, fully fitted kitchen, ample storage, floor to ceiling windows and access to a private balcony, double bedroom with a built-in wardrobe, floor to ceiling windows and direct access to the balcony and modern family bathroom.

The development features a well maintained communal terrace and a 24 hour concierge service.

Effra Gardens is located moments from Canning Town Jubilee line station and DLR which provides quick and easy access into Canary Wharf and the City.

Tenure: Leasehold (248 years)

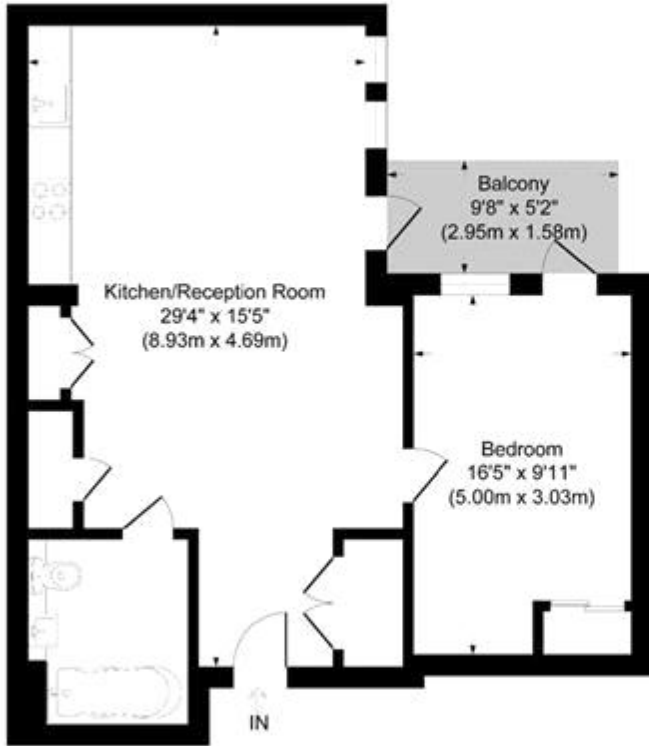
Ground Rent: £0 per year

Service Charge: £3,419 per year



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£399,995 Leasehold



8th Floor



## Effra Gardens

Approximate Gross Internal Area  
8th Floor = 62.2 sq m / 670 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.