



## FLOUR MILLERS HOUSE, ABERFELDY VILLAGE, E14

**SSTC**

£485,000 Leasehold

Two Bedroom Apartment | Fourth Floor | Modern Development | Bright & Spacious Throughout | Two Bathrooms | Open Plan Reception | Private Balcony With Canary Wharf Views | 24 Hour Concierge | Residents Gym | On Site Amenities | Close To Local Transport Links

- 24 hour concierge
- Residents gym
- Two bedrooms
- Two bathrooms
- Fourth Floor
- EWS1 compliant
- Modern development
- Private Balcony

This modern two bedroom apartment is positioned on the fourth floor and is set within the popular Aberfeldy Village.

The property comprises large entrance hall, open plan reception room with fully integrated kitchen with ample storage and access to the private balcony, master bedroom with built-in wardrobes, an en-suite shower room and access to the private balcony, second double bedroom and main family bathroom.

The apartment boasts an abundance of natural light having floor to ceiling windows throughout and it has been maintained to an excellent standard.

The development offers a 24 hour concierge, residents gym, business lounge and communal gardens.

Transport links include East India DLR, Canning Town Jubilee line and local bus routes that all provide easy access into Canary Wharf and the City.

Tenure: Leasehold (148 years)

Ground Rent: £350 per year

Service Charge: £3,032 per year



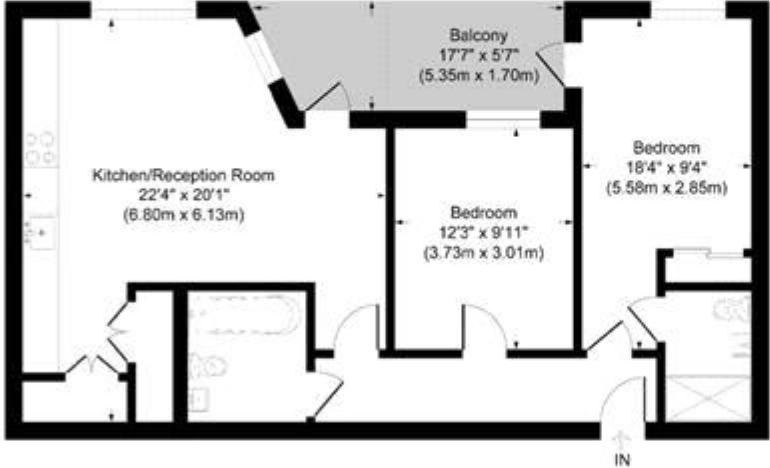
**FLOUR MILLERS HOUSE, ABERFELDY VILLAGE, E14**

**£485,000** Leasehold



## Flour Millers House New Village Avenue

Approximate Gross Internal Area  
Total = 73.5 sq m / 792 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.



Fourth Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.