



TIDE WAITERS HOUSE, ABERFELDY VILLAGE, E14

£399,995 Leasehold

One Bedroom Apartment | Second Floor | Allocated Parking Space | Private Balcony | 546 Sq Ft (Approx) | Park Views | Excellent Condition | Open Plan Reception Room | Floor To Ceiling Windows | Lift Access | 24 Hour Concierge | Residents Gym | Media Suite | Co-Working/Hotdesk Spaces | Chain Free

- 24 hour concierge
- Allocated Parking
- One bathroom
- One bedroom
- Private Balcony
- Quiet location
- Residents gym
- Second floor

Located in the popular Aberfeldy Village is this modern one bedroom, second floor apartment.

The apartment comprises entrance hall with two storage cupboards (one housing the washing machine), open plan reception room with dual-aspect floor to ceiling windows and access to the private balcony, fully fitted kitchen with integrated appliances, double glazed window and ample storage, double bedroom with built-in wardrobes and floor to ceiling windows and modern three suite bathroom with heated towel rail, wall cupboards and double glazed frosted window.

The property enjoys views over the park and also includes a secure, underground, allocated parking space which has lift access direct to the second floor.

Aberfeldy Village enjoys a range of communal facilities including a private garden area, 24 hour concierge, residents gym, media suite and co-working/hotdesk spaces.

Transport wise, East India DLR station is within a short walk as well as Canning Town (Jubilee line and DLR). There are a couple of bus stops just outside as well as Santander bikes on Aberfeldy Street.

Tenure: Leasehold (143 years)

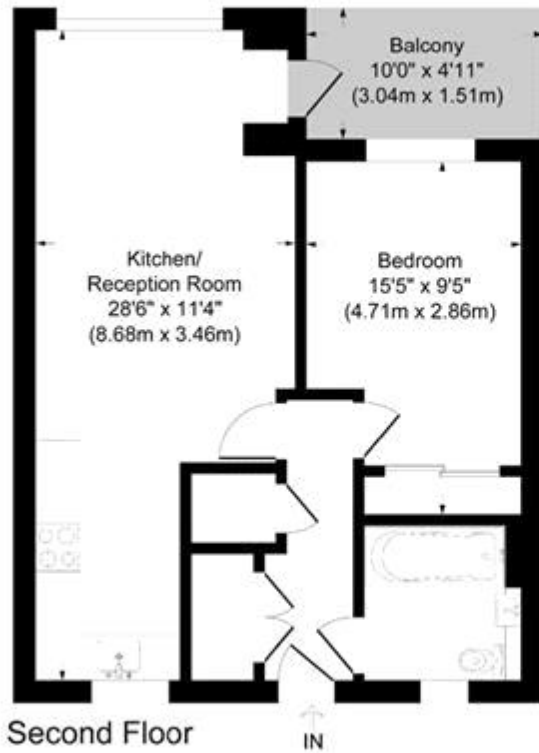
Ground Rent: £250 per year

Service Charge: £2,200 per year



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Tidewaiters House

Approximate Gross Internal Area
Total = 50.6 sq m / 546 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	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.