

## TRANSOM SQUARE, ISLE OF DOGS, E14

**SSTC**

**£285,000** Leasehold

One Double Bedroom | First Floor | Allocated Parking | Modern Kitchen | Walking Distance To Island Gardens DLR Station | Close To Local Shops & Bus Routes

- Allocated Parking
- Close to public transport links
- Extremely well maintained
- First floor
- One bathroom
- One bedroom

We are delighted to offer this well presented, one double bedroom apartment located on the first floor in Transom Square.

The property offers a modern feel throughout and comprises entrance hall leading to the reception room, separate fitted kitchen, double bedroom, and main bathroom.

Transom Square is perfectly located for Mudchute DLR station, an abundance of local shops and amenities as well as Canary Wharf.

Tenure: Leasehold (91 years)

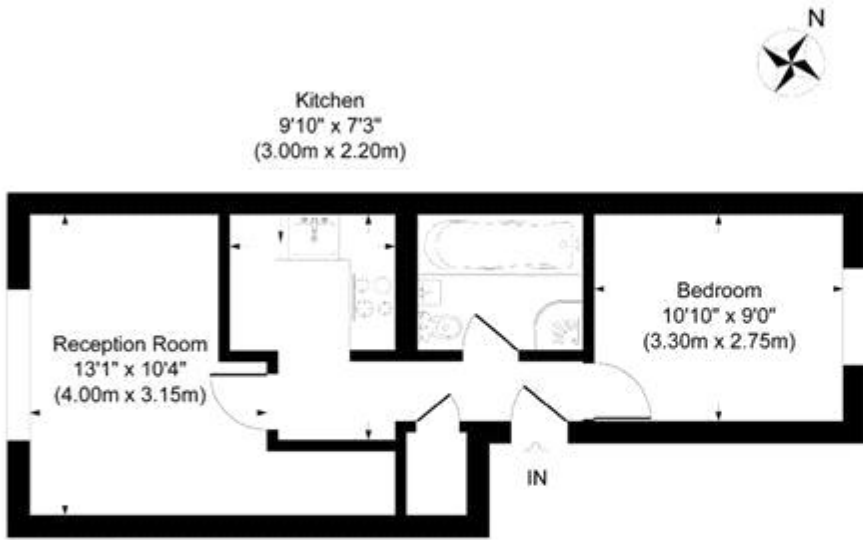
Ground Rent: £0 per year

Service Charge: £1,427.05 per year





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£285,000 Leasehold



First Floor



## Transom Square

Approximate Gross Internal Area  
Total = 36.9 sq m / 398 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			<b>84</b>

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)



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.