



ARETHUSA HOUSE, ISLE OF DOGS, E14

SSTC

£395,000 Leasehold

Offered with no onward chain is this first floor, three bedroom apartment located in Arethusa House (accessed via Cahir Street). The property has been well maintained and comprises entrance hall with two storage cupboards, spacious reception room, three bedrooms and family bathroom with separate WC.

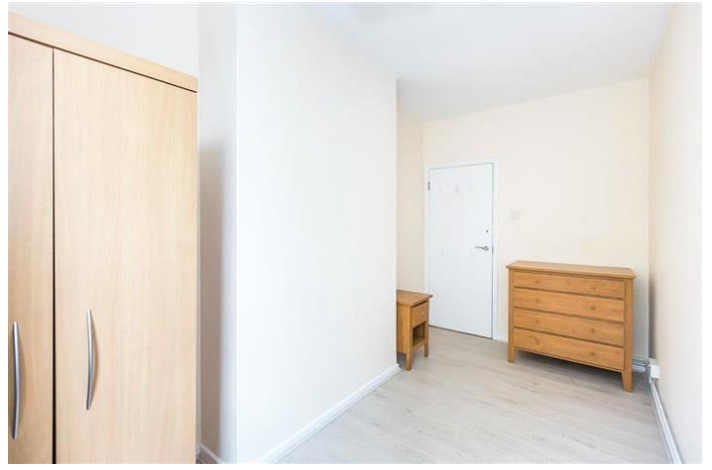
- Three bedrooms
- First floor
- Balcony
- Chain free

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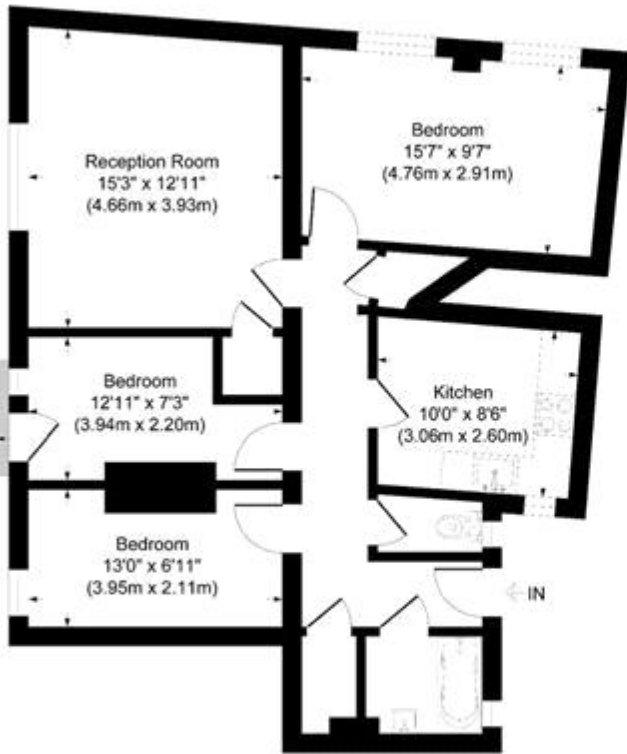
Additional features include small private balcony, secure fob entry, double glazing and gas central heating.

Arethusa House is within short walking distance to Mudchute DLR station and also local bus routes making it an easy journey into Canary Wharf and the City.

Tenure: Leasehold (94 years)
Ground Rent: £10 per year
Service Charge: £1,700 per year



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£395,000 Leasehold



First Floor



Arethusa House Cahir Street

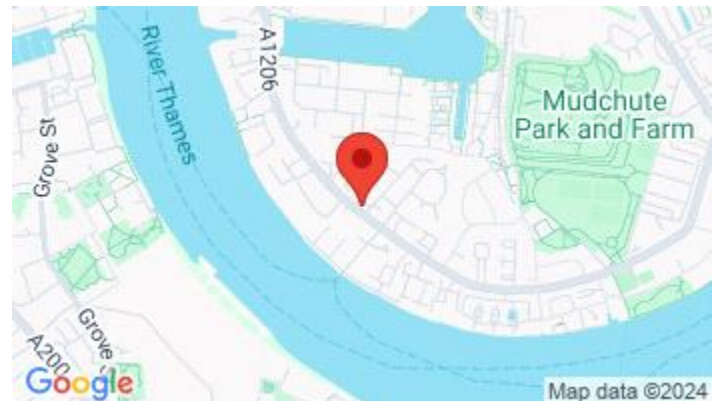
Approximate Gross Internal Area
Total = 76.2 sq m / 820 sq ft

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			
(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			
		72	81

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.