



LIGHTERMAN POINT, NEW VILLAGE AVENUE, LONDON, E14

GUIDE PRICE £475,000 Leasehold

EWS1 compliant! We are pleased to present this modern sixth floor, two double bedroom, two bathroom apartment, located within the popular Aberfeldy Village.

SSTC

- 24 hour concierge
- EWS1 compliant
- Private Balcony
- Residents gym
- Two bathrooms
- Two Double Bedrooms
- Sixth floor

Guide price: £475,000 - £490,000.

EWS1 compliant.

We are pleased to present this modern sixth floor, two double bedroom, two bathroom apartment, located within the popular Aberfeldy Village.

The property comprises entrance hall with two storage cupboards, a dual aspect, open plan reception room with modern fully fitted kitchen leading to a private balcony, master bedroom with en-suite shower room, further second double bedroom and main family bathroom.

Residents benefit from a 24 hour concierge service and gym facilities.

The development is located a short distance from both East India DLR & Canning Town station, which provides easy access into Canary Wharf and the City.

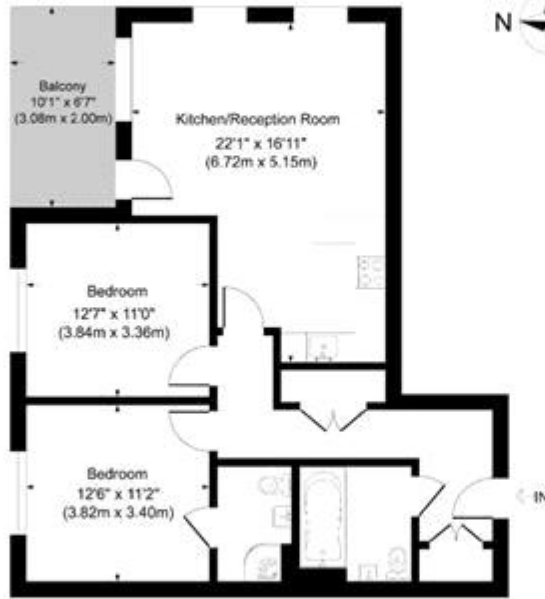
Tenure: Leasehold (141 years)

Ground Rent: £350 per year

Service Charge: £3,000 per year



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Sixth Floor



Lighterman Point, 3 New Village Avenue

Approximate Gross Internal Area
Total = 73.0 sq m / 785.4 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/fittings 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.