



## ST. DAVIDS SQUARE, ISLE OF DOGS, E14

**SSTC**

**£335,000** Leasehold

One Bedroom Apartment | Secure Allocated Parking Space | No Onward Chain | Third Floor | Additional Study Room | Semi-Open Plan Reception | Long Lease | 24 Hour Concierge | Residents Gym | Swimming Pool | Walking Distance To Island Gardens DLR

- 24 hour concierge
- Additional study room/walk-in wardrobe
- Allocated Parking
- No Onward Chain
- One bathroom
- One bedroom
- Residents gym
- Swimming Pool
- Third Floor

Located within the popular St David Square development and offered with no onward chain is this fantastic one bedroom apartment that includes one allocated parking space.

Accommodation comprises entrance hall with storage cupboard, semi-open plan reception room with triple aspect floor to ceiling windows, fitted kitchen with integrated appliances, double bedroom with built-in wardrobe, an additional walk-in wardrobe that can be converted to a home office and a modern three piece bathroom.

The development has a range of facilities which include a 24 hour concierge service, residents' gym, swimming pool, jacuzzi, sauna and games room.

St Davids Square is located on the banks of the River Thames and is within short walking distance to the Greenwich foot tunnel and Island Gardens DLR station, offering quick and easy access to Greenwich, Canary Wharf and the City.

Tenure: Leasehold (973 years)  
Ground Rent: £300 per year  
Service Charge: £3,600 per year

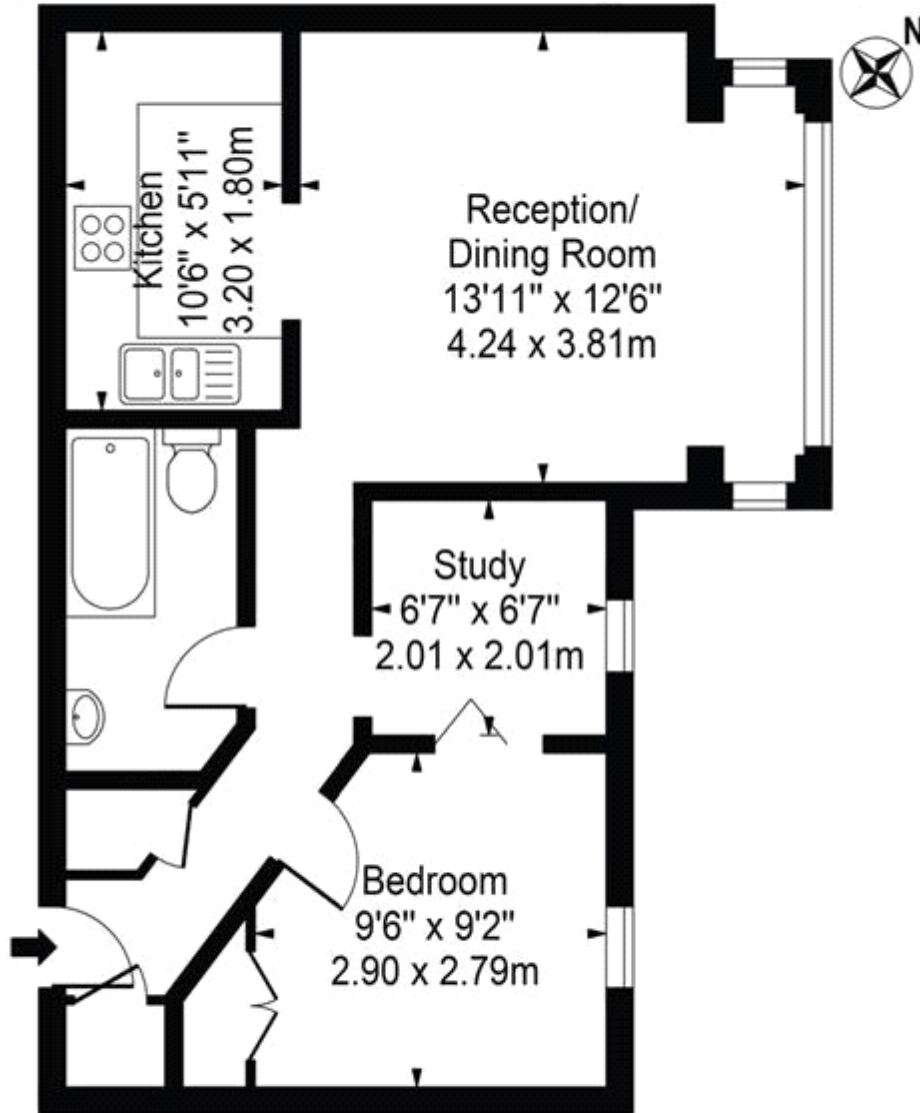




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**£335,000** Leasehold

# St. David's Square, E14 3WN

Approx. Gross Internal Area 495 Sq Ft - 45.99 Sq M



## Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(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/fitments 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.