

CHARLES DARWIN HOUSE, CANNING TOWN, E16

£490,000 Leasehold

Two Double Bedroom Apartment | Fifth Floor | Modern Throughout | Open Plan Reception | Private Balcony | EWS1 Compliant | Close to Canning Town Station

- Fifth floor
- Modern development
- Private Balcony
- Two bathrooms
- Two Double Bedrooms

Positioned on the 5th floor is the spacious two bedroom, two bathroom apartment located in Charles Darwin House.

Offering approximately 789 sq ft of internal living space, the property comprises entrance hall with large storage cupboard, bright and airy dual aspect open plan reception room with fitted kitchen and access to a private balcony, master bedroom with en-suite shower room, second double bedroom and main family bathroom.

Charles Darwin House is located within moments to Canning Town station (DLR & Jubilee line) as well as all local amenities.

Council Tax Band: D

Tenure: Leasehold (119 years)

Service Charge: £4,521.72 per year

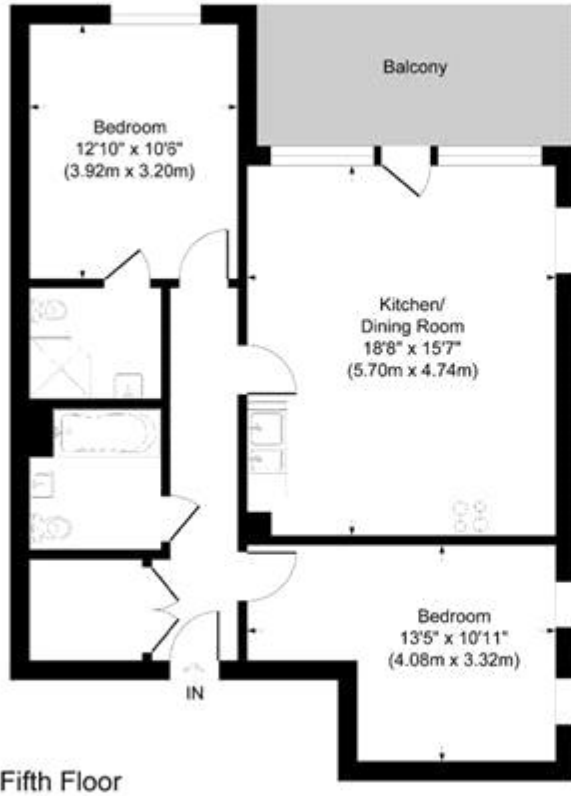
No ground rent is applicable for the current owners as they are under the shared ownership scheme.

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Approximate Gross Internal Area
Total = 73.3 sq m / 789 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.