



CALEDONIAN WHARF, ISLE OF DOGS, E14

£345,000 Leasehold

One Bedroom Apartment | Stunning River Views | Allocated Parking Space | No Onward Chain | Fourth Floor (Top Floor) | Recently Refurbished | Private Balcony | Semi-Open Plan Reception Room | Close To Island Gardens DLR Station

- Allocated Parking
- No Onward Chain
- One bathroom
- One bedroom
- Private Balcony
- River Views

This fourth floor, one bedroom apartment has been tastefully refurbished and enjoys amazing views of the River Thames, O2 arena & Greenwich from its own private balcony.

Situated on the top floor (with lift access), the property features entrance hall with storage cupboard, bright and airy reception room leading to the private balcony, modern fitted kitchen, double bedroom with a built-in wardrobe and family shower room.

The current owner has redecorated throughout, replaced the carpets, and has installed a brand new shower room.

The property also includes one allocated parking space and is offered with no onward chain.

Caledonian Wharf is situated in a quiet, riverside location and is within close proximity to Island Gardens DLR station and local bus routes for services into central London and nearby Canary Wharf as well as being within walking distance to Greenwich via the foot tunnel.

Council Tax Band: D

Tenure: Leasehold (161 years)

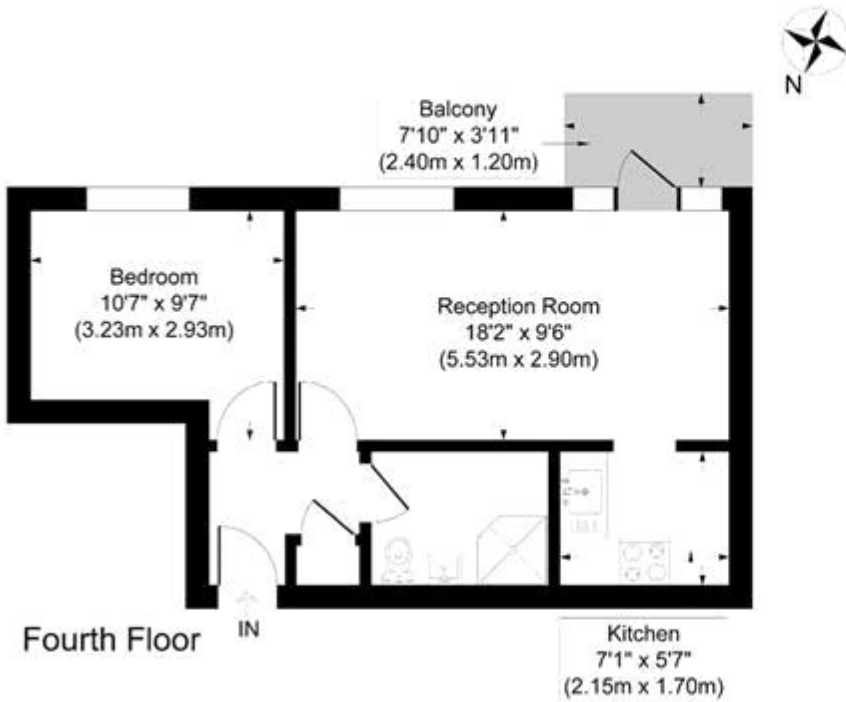
Ground Rent: £25 per year

Service Charge: £2,000 per year

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Approximate Gross Internal Area
Total = 37.2 sq m / 400 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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	73
(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/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.