



EFFRA GARDENS, CANNING TOWN, E16

£675,000 Leasehold

Three Bedroom Upgraded Apartment | Allocated Parking Space | 995 Sq Ft (Approx) | Large Private Balcony | Two Bathroom | Ample Storage | Walk-in Closet | High Specification Finish | Open Plan Reception Room | Floor To Ceiling Windows | 24 Hour Concierge | Communal Roof Garden

- Third floor with lift access
- Canary Wharf, O2 & Emirates cable car views
- Bathroom douche
- Walk-in closet
- Harvey water softener
- Hand made switches and sockets
- Smart under floor heating system

Set on the third of this modern development is this spacious three bedroom upgraded apartment which boasts approximately 995 sq ft of internal living space.

Accommodation includes entrance hall with 3 separate cupboards (one being a walk-in wardrobe), a large open plan reception room with dual aspect floor to ceiling windows and access to a private balcony, a built-in fully fitted kitchen with base and wall units, master bedroom with a built-in wardrobe and en-suite shower room, second bedroom, modern family bathroom and a third bedroom which is off the reception room and currently being used as a dining room.

The apartment also includes one allocated parking space.

The development features a well maintained communal terrace and a 24 hour concierge service.

Effra Gardens is located moments from Canning Town Jubilee line and DLR station which provides quick and easy access into Canary Wharf and the City. The Elizabeth line at Custom House is one stop from Canning Town or within a short distance by car or foot.

Residents have a Sainsburys Local located on the ground floor and further amenities are located moments away.

Council Tax Band: E

Tenure: Leasehold (246 years)

Ground Rent: £0 per year

Service Charge: £4,600 per year

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



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Effra Gardens Heartwell Avenue

Approximate Gross Internal Area
Total = 92.4 sq m / 995 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	87	87
(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.