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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

















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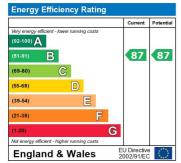


Effra Gardens Heartwell Avenue

Approximate Gross Internal Area Total = 92.4 sq m / 995 sq ft

This plan is for layout guidance only. Not drawn to soles unless stated. Windows and door openings are approximate. Whilst every own is laken in the preparation of this plan, alease check of dimensions, shapes and compass bearings before making any discisions reliant upon them.

THE360IMAGE



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.

