

## 020 8220 0820

## enquiries@alterandcope.co.uk









## KINGFISHER HEIGHTS, PONTOON DOCK, E16

£360,000 Leasehold

One Bedroom Apartment | Fourth Floor | Private Balcony With Courtyard Views | East Facing | Entrance Hall With Storage Cupboard | Open Plan Reception Room | Modern Kitchen With Built-In Appliances | Double Bedroom With Built-In Wardrobes | Modern Bathroom | 24 Hour Concierge | Residents Gym

- 24 hour concierge
- Fourth Floor
- No Onward Chain
- One bathroom
- One bedroom
- Private Balcony
- Residents gym

This modern one bedroom apartment is located on the fourth floor within Kingfisher Heights, and it is offered to the market with no onward chain.

Accommodation comprises entrance hall with storage cupboard, a bright and spacious open plan reception room with fitted kitchen and floor to ceiling sliding doors leading to a private, balcony which is open (no balcony above) and with courtyard views, double bedroom with built-in wardrobes and a modern family bathroom.

Kingfisher Heights features a 24 hour concierge service; residents gym and it is moments from Pontoon Dock DLR station as well as the River Thames and Thames Barrier Park.

Council Tax Band: C Tenure: Leasehold (115 years) Ground Rent: £300 per year Service Charge: £1,800 per year



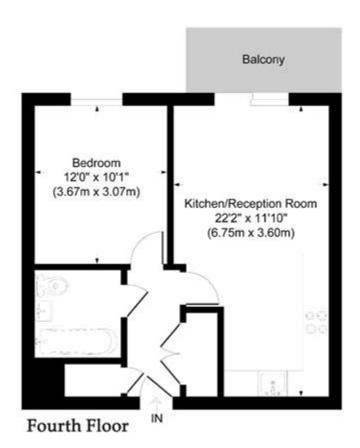
















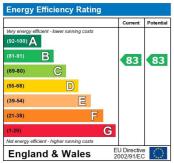
## Kingfisher Heights Bramwell Way

Approximate Gross Internal Area Total = 46.0 sq m / 496 sq ft

This plan is for layout guidence brily. Not drawn to scale unless stated Windows and door openings are approximate. Whitst every care is taken in the preparation of this stan, please choick of distanciants, shapes and complets bearings before making any doclarions retirant upon them.

rivared by

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.

