



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



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Kingfisher Heights Bramwell Way

Approximate Gross Internal Area
Total = 46.0 sq m / 496 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		83	83
(69-80) C			
(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/fitments 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.