



## WARDS WHARF APPROACH, PONTOON DOCK, E16

£310,000 Leasehold

One double bedroom apartment | Third floor apartment | EWS1 form in place | Allocated parking space | Private balcony | Gated development | 24 hour concierge | Residents gym and sauna | Communal business centre | Long lease | No onward chain | Moments from DLR station

- Allocated Parking
- Gated Development
- Gym
- One bedroom
- Private Balcony
- Third Floor

A bright, modern, and spacious third floor apartment located within this gated Riverside development.

The property benefits from a large reception room with direct access to the private balcony which offers partial views of the City and river Thames, separate fully fitted kitchen with serving hatch, a good-sized double bedroom, family bathroom and a good amount of storage.

The property also includes its own allocated parking space.

Wards Wharf Approach is a gated development with features that include a 24-hour concierge service, residents' gym, sauna and a business centre.

The development is located within short walking distance to Pontoon Dock DLR station which offers quick and easy access into Canary Wharf and the City. London City airport is also a short distance away making this an ideal place for individuals who travel often. Lastly, the Thames Clipper can be accessed via Royal Wharf pier.

Tenure: Leasehold (979 years)

Ground Rent: £180 per year

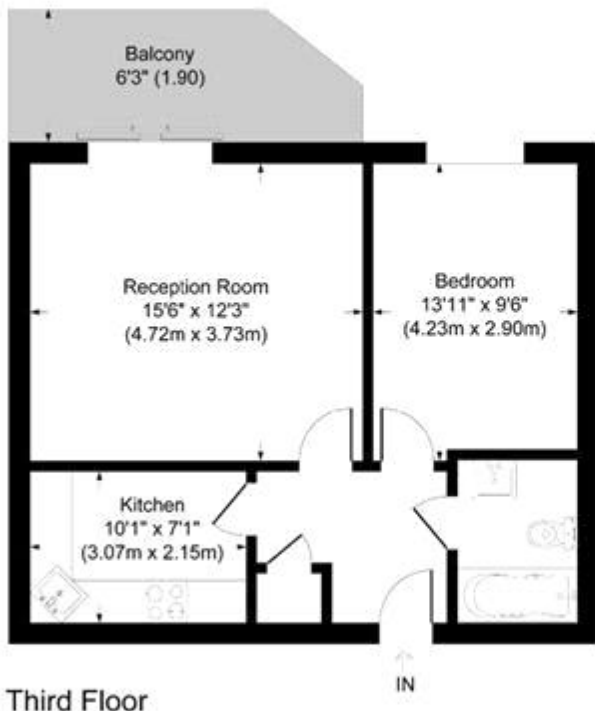
Service Charge: £2,599 per year

Parking options: Off Street



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Approximate Gross Internal Area  
Total = 50.7 sq m / 546 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.