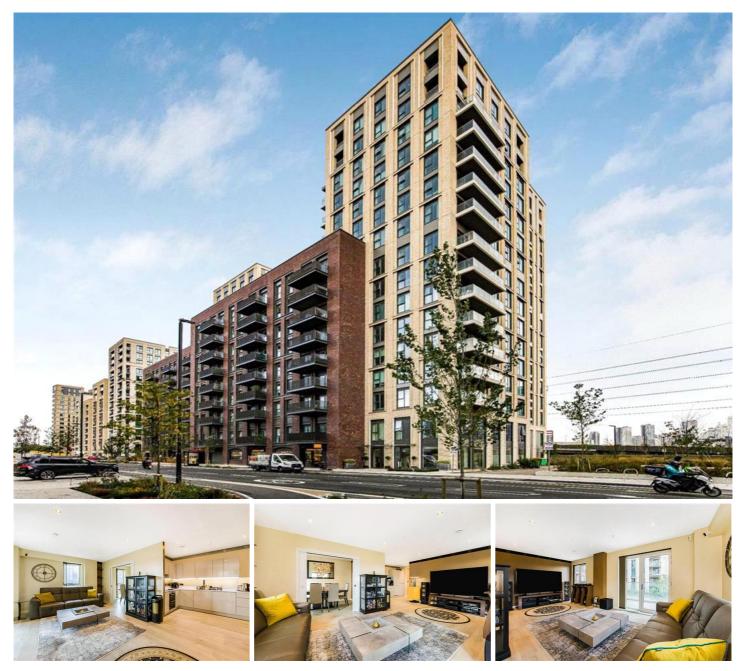


020 8220 0820 enquiries@alterandcope.co.uk



EFFRA GARDENS, CANNING TOWN, E16

£650,000 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

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

Set on the third of this modern development is this spacious three bedroom upgraded apartment (corner unit) 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 with wall mounted electric vehicle charger.

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-forconsumers/advice/ofcom-checker Parking options: Underground















EFFRA GARDENS, CANNING TOWN, E16 £650,000 Leasehold



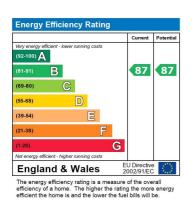


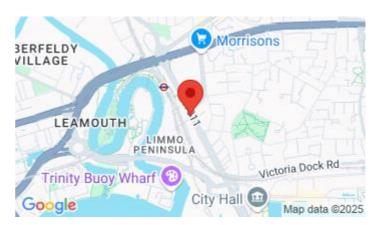
Effra Gardens Heartwell Avenue

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. Whild every care is laken in the preparation of this para, jakese checks of drawnscross, shapes and compase bearings before making any decesors reliant upon them.

THE360IMAGE





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/liftilings 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 soliciotriconveyance. Where appliances, including central heating, are mentioned, it cannot be guaranteed, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.