



WARDS WHARF APPROACH, PONTOON DOCK, E16

£310,000 Leasehold

One Bedroom Apartment | Third Floor | EWS1 Compliant |
Allocated Parking Space | Private Balcony | Gated
Development | 24 Hour Concierge | Residents Gym & Sauna |
Communal Business Centre | Long Lease | No Onward Chain |
Moments From DLR Station

- 24 hour concierge
- Allocated parking space
- Gated Development
- One bathroom
- One bedroom
- Private Balcony
- Residents gym
- Third Floor

This bright and spacious, third floor, one bedroom apartment is located within the gated development of Wards Wharf Approach.

Accommodation comprises a large reception room with direct access to a 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 ample storage.

The property also includes an allocated parking space.

Wards Wharf Approach provides residents with a 24-hour concierge service, 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.

Council Tax Band: D

Tenure: Leasehold (979 years)

Ground Rent: £180 per year

Service Charge: £2,599 per year

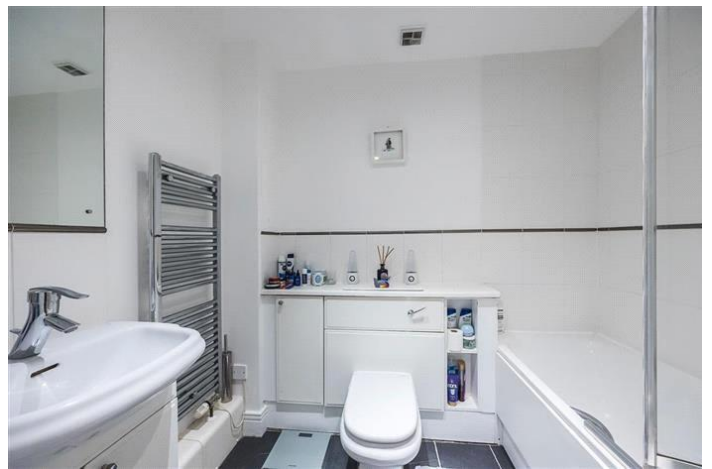
The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

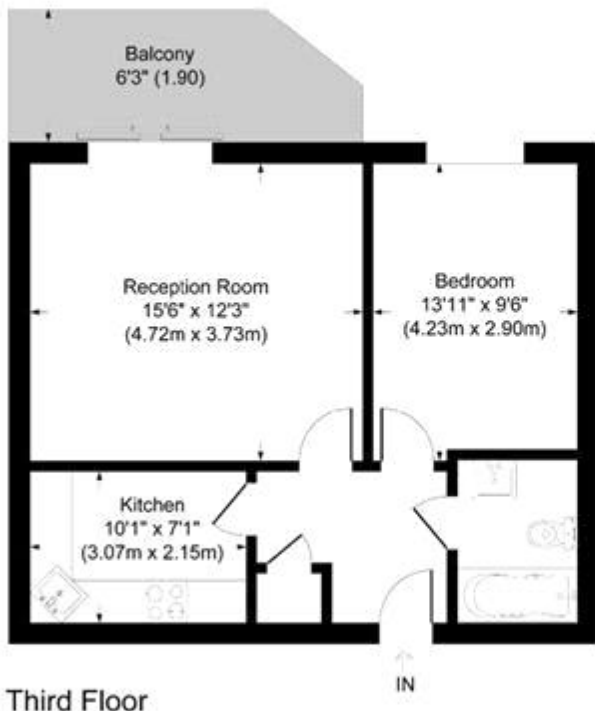
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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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) A			
(81-91) B		81	82
(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/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.