



Barking Road, Canning Town, E16

Asking Price: £350,000

 Benham
& Reeves

Barking Road, Canning Town, E16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious and modern 1 bedroom apartment in The Vermillion, Canning Town. With Panoramic views across London, this well-proportioned 506 sq.ft. 1 bedroom apartment is set on the 14th floor and offers a bright and spacious open-plan living room, floor-to-ceiling windows, oak flooring, modern kitchen, separate bedroom, family bathroom and a large balcony. The apartment also boasts air-conditioning.

Residents can enjoy the development's own private Eco-garden and pond. The development is part of East London's famous Rathbone Market which is due to be developed further in the near future. With Canning Town's massive re-generation plans, the property is perfect to live in or for investment. Canning Town Jubilee line and DLR is on the doorstep so residents have easy access to Stratford, Canary Wharf and The City and all the bars, restaurants and amenities they offer.

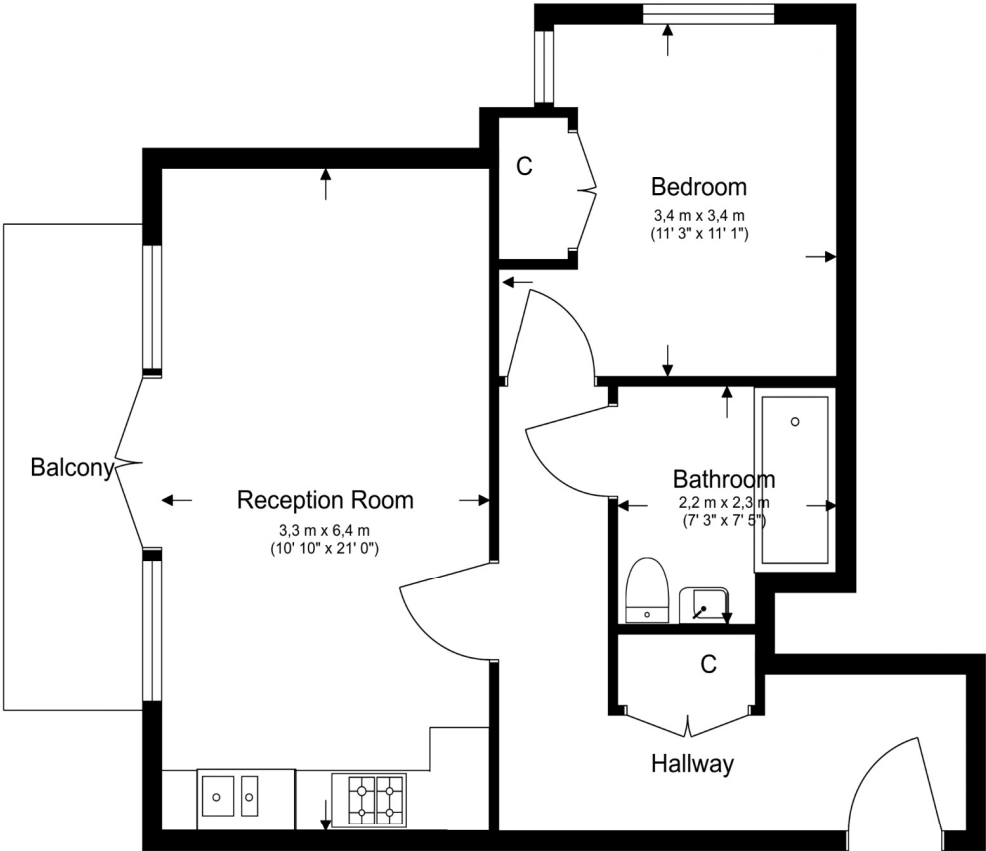
Please note that this property is currently rented, photographs were taken prior to the current tenancy

Property Features:


- 1 Bedroom
- 14th Floor
- 506 Square Feet (Approx.)
- Large Balcony, Eco Garden and Pond
- Lift
- Modern and Spacious
- Panoramic City Views
- Area of Huge Regeneration Near Rathbone Market
- Perfect for Living/Investment
- Canning Town Jubilee and DLR



Total Gross Internal Area
47.0 Sq/m - 506 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£350,000
Tenure:	Leasehold Expires 01/11/2160 Approximately 136 Years Remaining
Ground Rent:	£250.00 (per annum) 2024
Service Charge:	£3,028.20 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: BEA200126

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E: canarywharf.sales@benhams.com
W: www.benhams.com

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