



Sailors House, Deauville Close, East India, E14

Asking Price: £360,000

 Benham
& Reeves

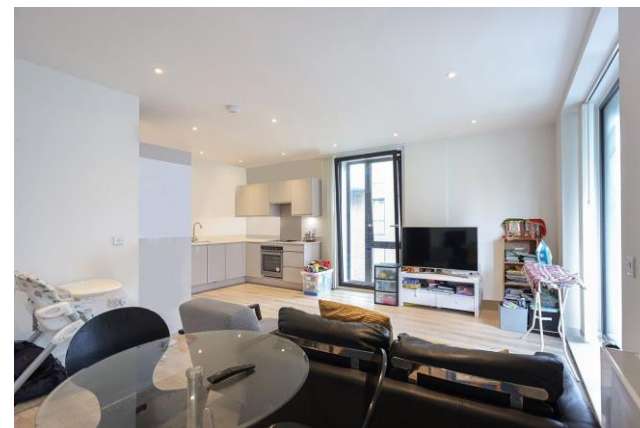
Sailors House, Deauville Close, East India, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This one bedroom apartment on the fifth floor of a contemporary purpose built block comprises a good size open-plan kitchen/reception room with large balcony, which faces the internal gardens. The apartment is built and fitted to a high specification and includes features such as wood flooring, a fully integrated kitchen with granite worktops, fitted bedroom storage, a luxury bathroom and an energy saving heating system.

Situated within an approx. 0.4 miles walking distance from Canning Town underground station and the East India Dock DLR, it will allow direct access to Canary Wharf, London Bridge, Waterloo and North Greenwich (For the 02 arena and London City Airport) along with the infrastructure which supports the areas.

The new Aberfeldy Village is situated on a triangular site with easy vehicular access to the A12, A13 and Abbott Road. The area will benefit from in excess of 1,000 new homes, an energy centre, boutique food market, community and health amenities, with open public spaces and vibrant, sculptured seas of green trees and vegetation.



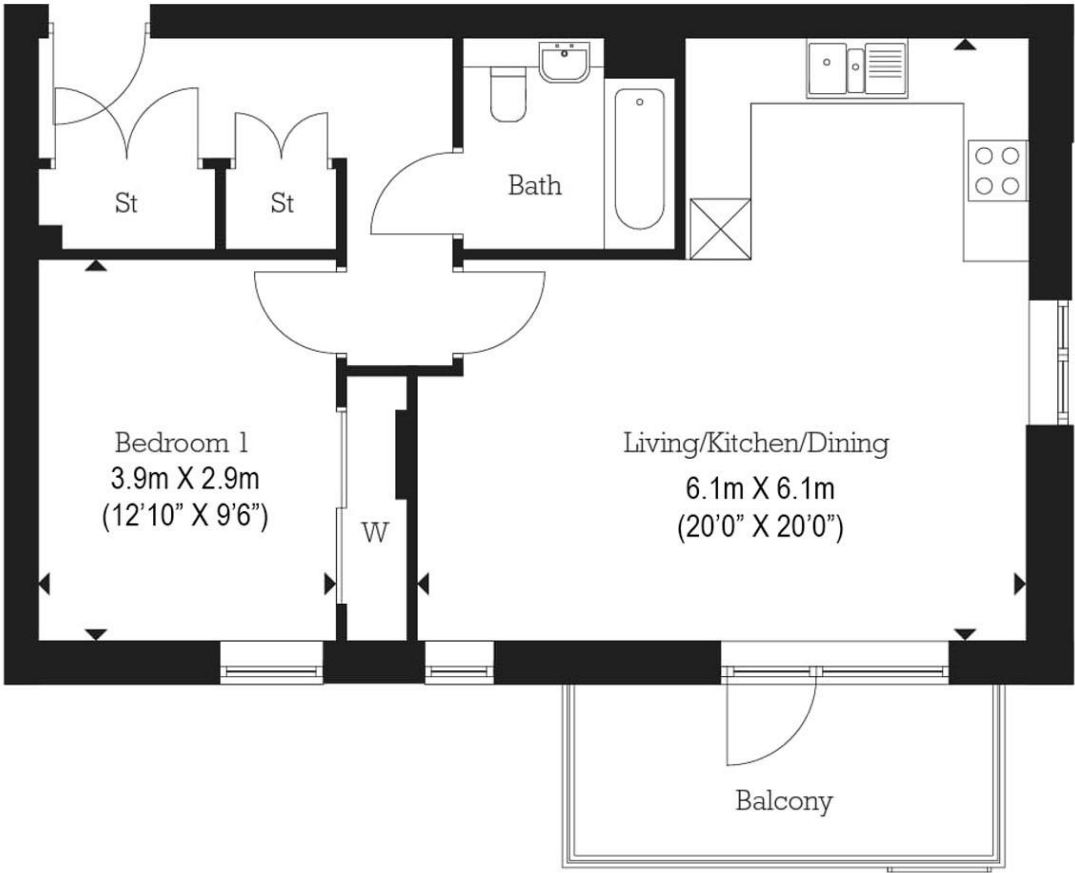


Property Features:

- 1 Bedroom
- 1 Bathroom
- Balcony
- Fifth Floor
- Gym
- Concierge
- EWS1 Cladding Certificate Pass - Grade A1
- Fantastic Access to Canary Wharf and Bank Station



Total Gross Internal Area
59.9 Sq/m - 644.8 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	85	85
(69-80) C		
(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	

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Terms & Conditions:

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

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Tenure: Leasehold
Expires 08/08/2165
Approximately 142 Years Remaining

Ground Rent: £250 (per annum) for the year 2022

Service Charge: £1,168.07 (per annum) for the period April 2021 to March 2022

Viewings:

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

Our reference: CWH220134

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