



Edwin Street, Canning Town, E16

Asking Price: £412,000

 Benham
& Reeves

Edwin Street, Canning Town, E16

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Positioned on the 9th floor is this well proportioned, two bedroom apartment.

Offering an approximate 549 square feet of accommodation, this exceptional property boasts dual aspect views, a spacious balcony, a spacious open plan reception incorporating a fully fitted kitchen area with integrated appliances and an area for dining. The principal bedroom offers a generous amount of space, while the study/single bedroom is bathed in natural light and has a breezy ambiance.

Within this development, you'll find the perfect blend of comfort and affordability, making it an excellent choice for personal use or as an investment opportunity.

Transport links include Canning Town Underground (Jubilee Line) and DLR Stations offering easy commutes to Canary Wharf, Stratford international, Waterloo, Bond Street and London City Airport.

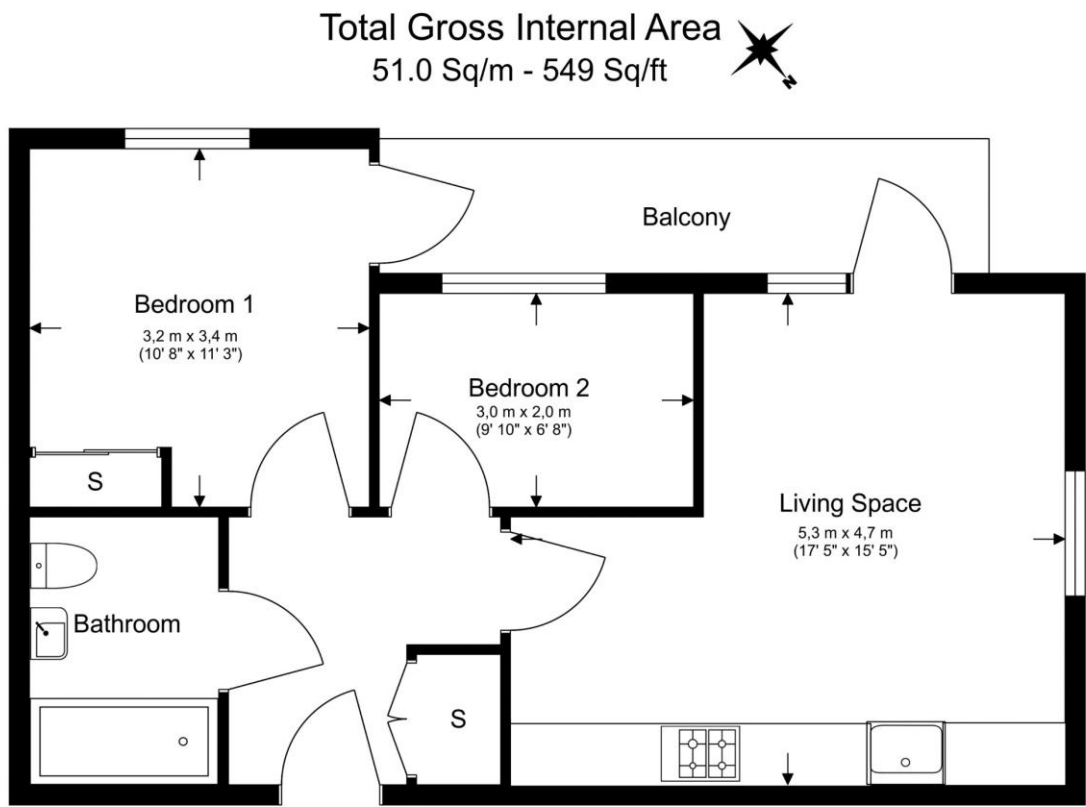




Property Features:

- 2 Bedrooms
- 9th floor
- Balcony
- 549sq feet (approx.)
- Concierge
- Canning Town Underground and DLR stations





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	79
(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:	£412,000
Tenure:	Leasehold Expires 21/12/2164 Approximately 141 Years Remaining
Ground Rent:	£300 (per annum) for the year 2024
Service Charge:	£1,099 approx. (per annum) for the year 2024

Viewings:

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

Our reference: CWH230339

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W: www.benhams.com

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