



Wards Wharf Approach, Pontoon Dock, E16

Asking Price: £450,000



Wards Wharf Approach, Pontoon Dock, E16

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented 3-bedroom, 2-bathroom flat in the highly desirable Wards Wharf Approach. This exceptional home offers the perfect blend of modern living, comfort, and convenience.

Designed with a thoughtful layout, the property boasts a spacious living and dining area with a separate kitchen, ideal for both everyday relaxation and entertaining. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. The contemporary kitchen is fully equipped with high-quality appliances, making an excellent setting for cooking and entertaining. The flat also benefits from a west-facing balcony.

All three bedrooms are generously sized, with the main bedroom benefiting from its own en-suite bathroom for added comfort and privacy. A second, beautifully finished bathroom serves the additional bedrooms and guests. Each room offers ample storage and features sleek, modern finishes throughout.

Wards Wharf Approach is well known for its superb transport connections, with London City Airport just moments away and easy access to the DLR and Jubilee Line, ensuring effortless travel into Central London and beyond.

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



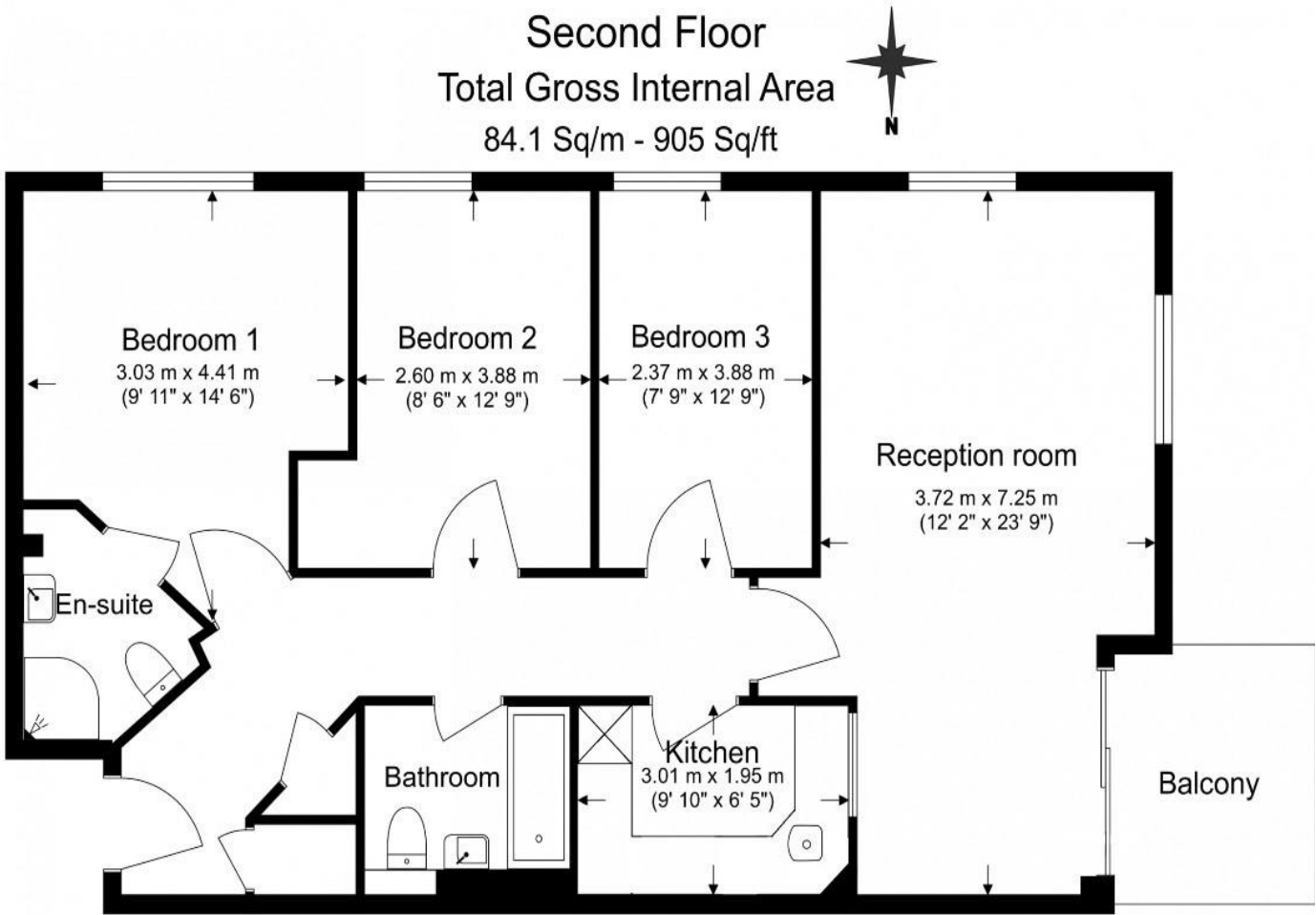


Property Features:

- Three Double Bedrooms
- Two Bathrooms
- 24h Concierge
- West-Facing Balcony
- Location
- Residents' Gym
- No Chain



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Terms & Conditions:

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

Asking Price:	£450,000
Tenure:	Leasehold Expires 01/03/3000 Approximately 974 Years Remaining
Ground Rent:	£310.00 (per annum) For the year 2025
Service Charge:	£5,100.00 (per annum) For the year 2025
Anticipated Rent:	£2,800.00 pcm Approx. 7.5% Yield

Viewings:

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

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