



## **26 Follett Street, London, E14 6LQ**

**£285,000**

A well proportioned 2 double bedroom 2 bathroom flat for sale within walking distance of Canary Wharf.

Situated on the first floor of this small modern gated block, comprising of a bright and airy open plan living room with floor to ceiling windows, fitted kitchen with breakfast bar, double bedrooms, fitted wardrobes and en suite shower room to master and a further second bathroom.

Follett Street is an excellent location, being opposite Westferry DLR station and very a short walk into Canary Wharf.

A host of shops, supermarkets and bus stops on your doorstep.

Service charge £3500 per annum  
Ground rent £200 per annum  
Lease: 102 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 Double bedrooms
- 2 Bathrooms
- By All Saints DLR station
- Fitted kitchen
- Chain free
- Small gated block
- Walk into Canary Wharf
- First floor

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**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**BEDROOM**



**BATHROOM**

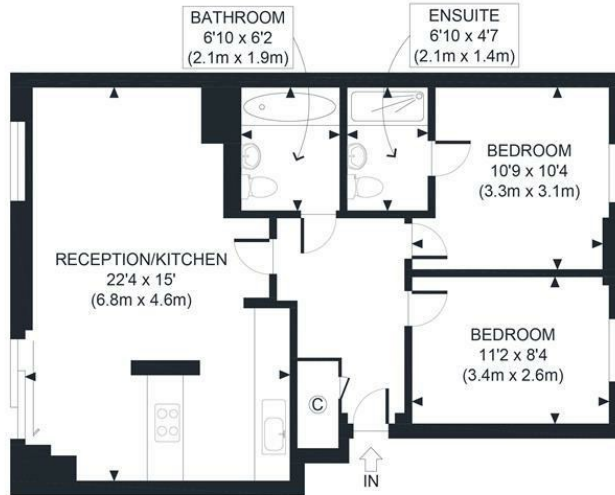


**BEDROOM**

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ENTRANCE

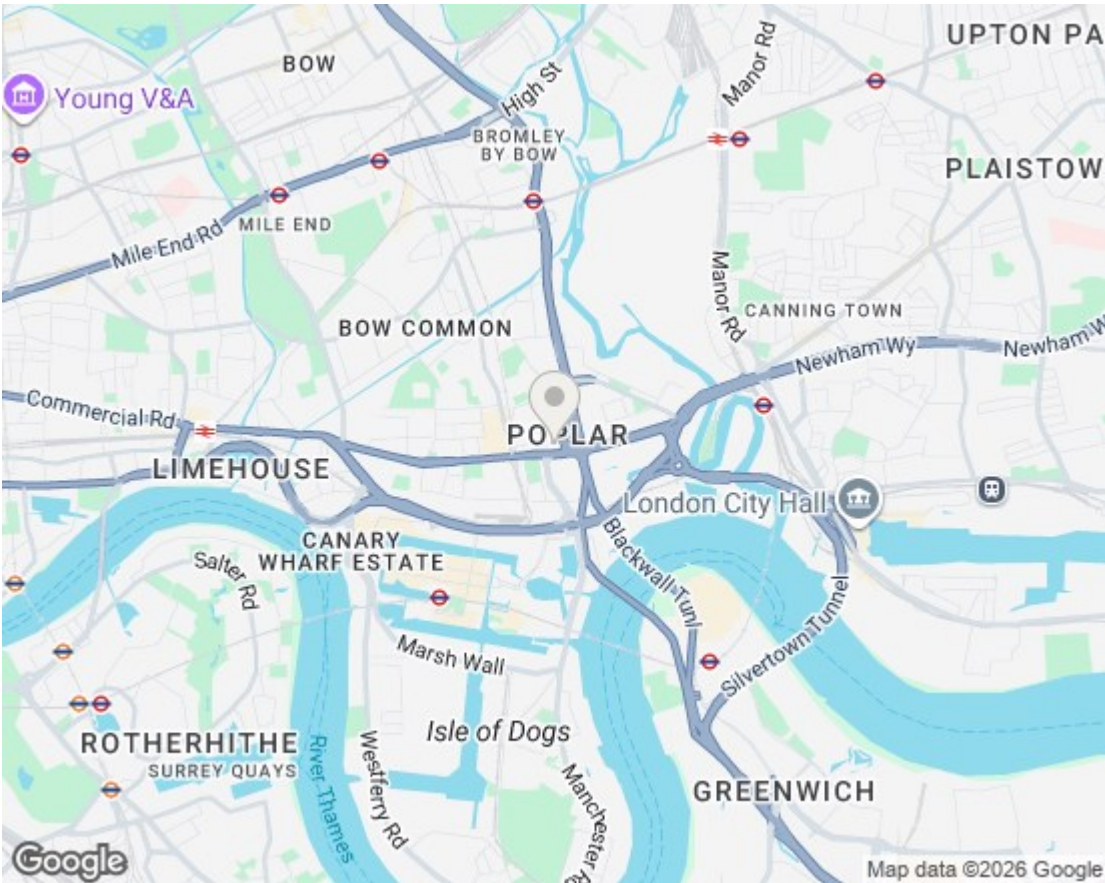


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 684 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT / 64 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	45
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.