



## **ABBOTTS WHARF, Stainsby Road, London, E14 6JL**

**£275,000**

A 1 bedroom apartment for sale within one of the Docklands most sought after canal side developments 'Abbotts Wharf' E14.

Situated on the 1st floor, comprising of an open planned living room with fitted kitchen and floor to ceiling windows leading out to a large decked terrace looking over the inlet and canal, fitted bedroom and modern bathroom suite.

Short walk to Westferry DLR station, 24 hour concierge and located on the Limehouse Cut Canal.

Chain free sale.

GROUND RENT £250 PA / SERVICE CHARGE £3520 PA / LEASE 978 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 1 Bedroom Apartment For Sale
- 24 Hour Concierge
- Canal & Marina Views
- Walk To Station
- Chain Free
- 1st Floor
- 491 SQ FT
- Terrace

# ABBOTTS WHARF, Stainsby Road, London, E14 6JL



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



BEDROOM



ABBOTTS WHARF



BATHROOM

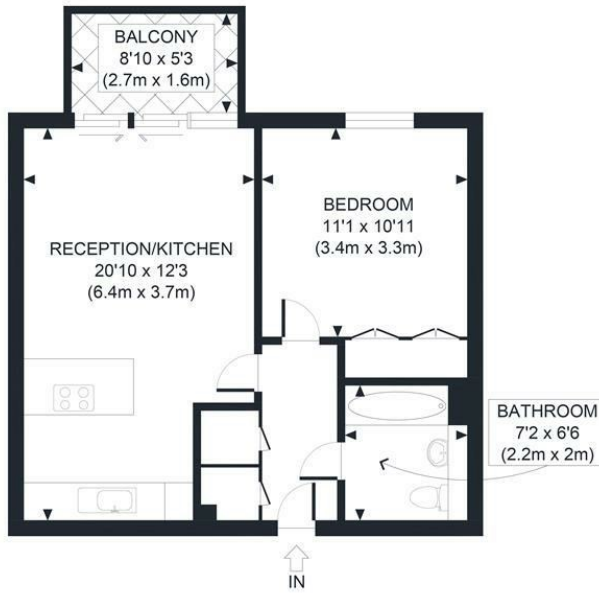
# ABBOTTS WHARF, Stainsby Road, London, E14 6JL



TERRACE



BEDROOM

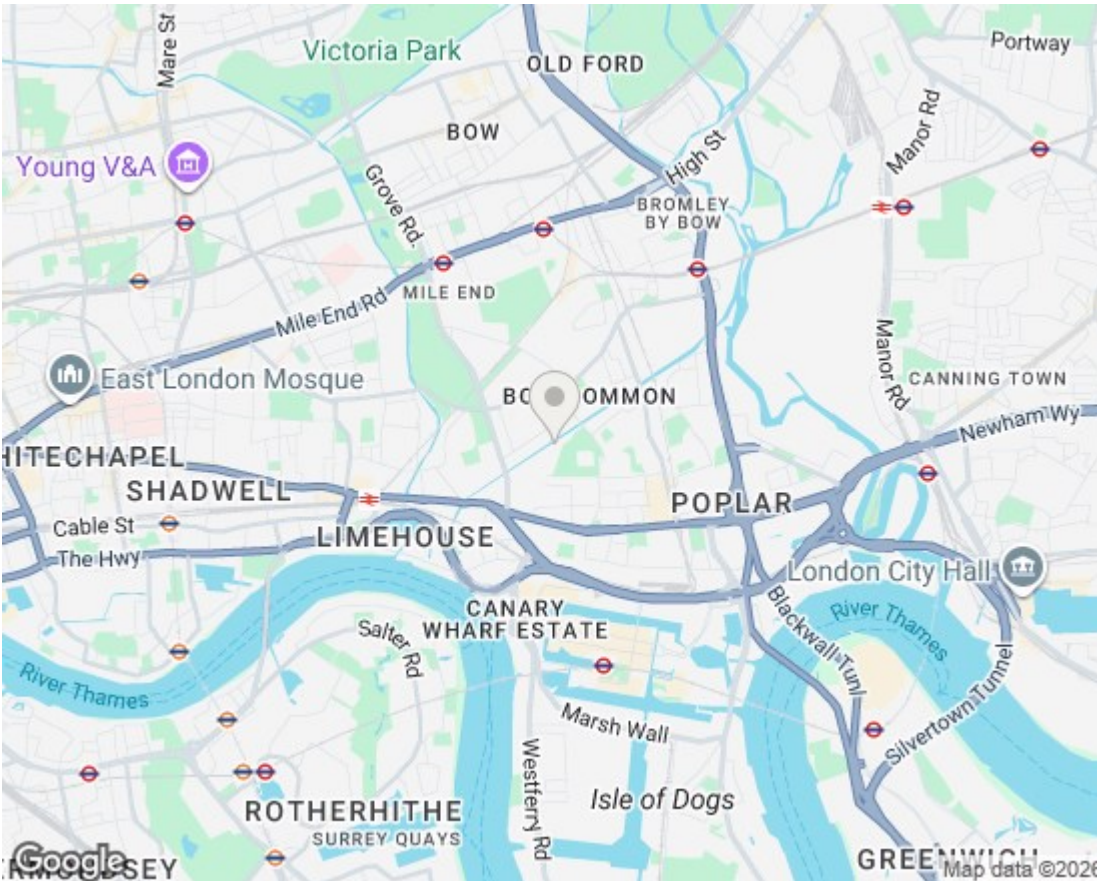


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 491 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 491 SQ FT / 46 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		80	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.