

Rendel House, 20 Good Luck Hope Walk, London, E14 0XH

£650,000

TWO BEDROOM TWO BATHROOM APARTMENT FOR SALE IN 'GOOD LUCK HOPE' 'RENDEL HOUSE'

RENDEL HOUSE IS LOCATED ON THE DOCK AND OUR TWO BEDROOM APARTMENT IS LOCATED ON THE 8TH FLOOR WITH VIEWS OF THE WATER FROM ITS WEST FACING BALCONY.

The 775 square feet of space includes a spacious reception room with access to a West facing balcony and a modern fully fitted kitchen, both double bedrooms have built in storage and the master has part open plan dressing area and shower room. Off the hallway is additional storage as well as a spacious bathroom suite.

GOOD LUCK HOPE'S SOUGHT AFTER FACILITIES ARE AVAILABLE IN THE 1595 CLUB INCLUDING INDOOR AND OUTDOOR POOLS, CINEMA, LOUNGES AND WORK HUBS

GROUND RENT £613 PA / SERVICE CHARGE £6148/ LEASE 997 YEARS REMAINING *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- GOOD LUCK HOPE
- WEST FACING BALCONY
- DRESSING AREA TO MASTER
- 2 DOUBLE BEDROOMS
- 775 SQUARE FEET
- 1595 RESIDENTS CLUB
- 2 BATHROOMS
- 8TH FLOOR
- WATER VIEWS

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RECEPTION ROOM

KITCHEN

BEDROOM

RECEPTION ROOM

KITCHEN

BEDROOM

BEDROOM

BEDROOM

BEDROOM

EN-SUITE

EN-SUITE

BATHROOM

VIEW FROM APARTMENT

RENDEL HOUSE

1595 CLUB

GLH LOBBY

GLH RESIDENTS LOUNGE

GLH CINEMA

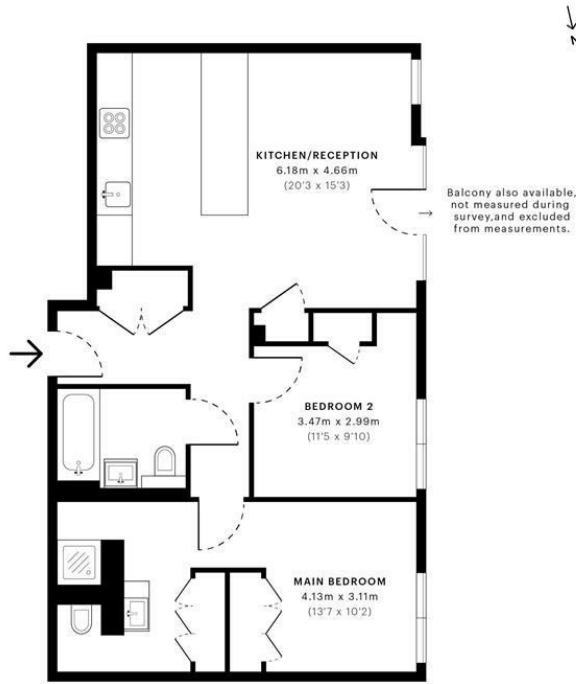
GLH GYM

GLH INDOOR POOL

GLH INDOOR POOL

GLH OUTDOOR POOL AREA

GLH INDOOR POOL



- Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
72.08 sqm / 775.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and internal features.
Includes stairwells, restricted head heights.
67.99 sqm / 731.84 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m.
0.00 sqm / 0.00 sqft

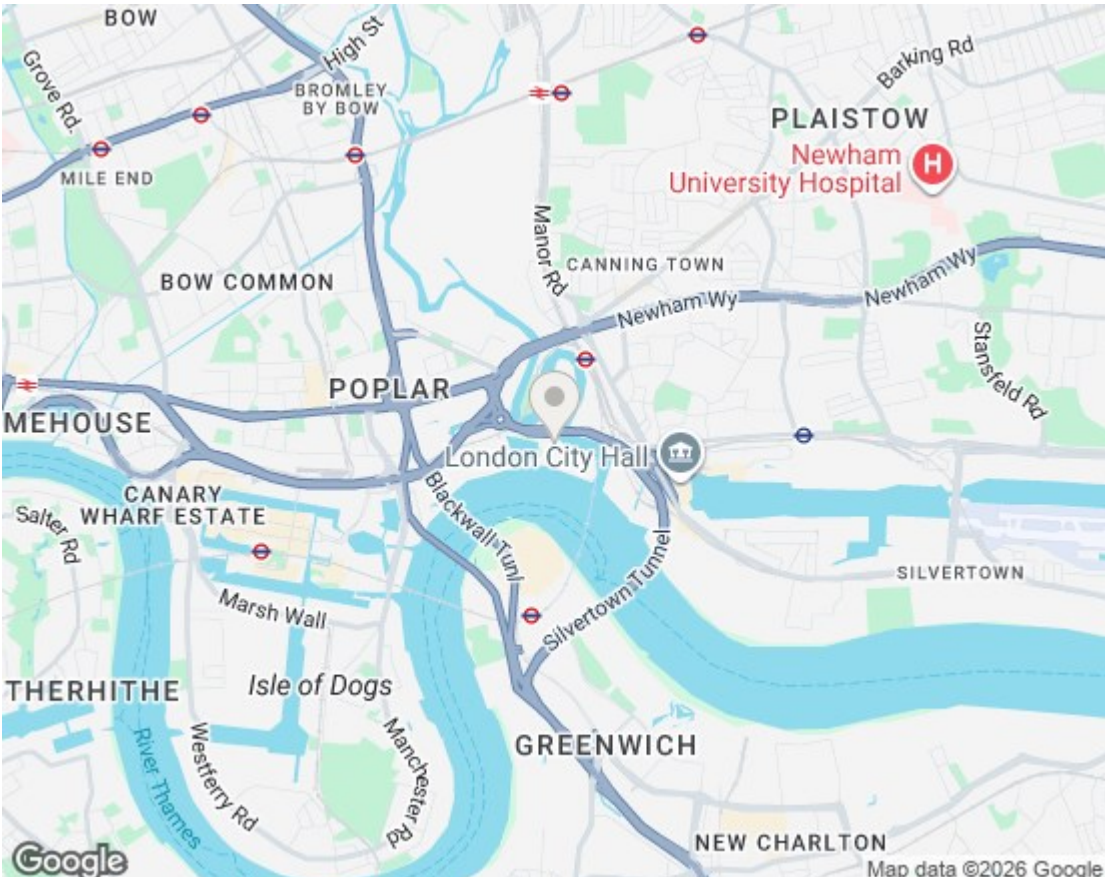
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.60 sqm / 792.22 sqft
IPMS 3C RESIDENTIAL 69.75 sqm / 750.78 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.