



1 bed apartment to buy in E14

City Island Way, London, E14 0TX

£420,000 Starting Bid

🛏 x1 🚿 x1 🚗 x1

Tenure

Leasehold

Visitor parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Balcony
- ✓ Off street parking
- ✓ Wheelchair accessible
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Pleased to present wonderful 1 bedrooms flat located in Leamouth by the River lea nearby Canning town Station.

- Large Bedroom
- Separate Living room with balcony
- Fully Fitted Kitchen Area
- Brand New Bathroom and Toilet
- Electric Central Heating
- Double Glazing
- Swimming pool, gym, jacuzzi

Council Tax Band: D

Tenure: Leasehold

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £4,350.00

Price: Starting Bid £420,000

Property Type: Apartment

Parking: None, Visitor

Year built: 2020

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: Cable

Mobile signal coverage: Good

Defoe House, E14
 GROSS INTERNAL AREA
 51.64 sqm / 555.85 sqft



SPEC APPROVAL AREA DATA: 51.64 sqm / 555.85 sqft
 RICS APPROVAL AREA DATA: 48.92 sqm / 526.57 sqft
 EXTERNAL STRUCTURAL ELEMENTS: 5.67 sqm / 61.80 sqft
 EXISTING FLOOR AREA: 51.64 sqm / 555.85 sqft

SPEC Verified
 RICS
 Notes: Verified floor plans are guaranteed to accurately reflect the actual floor plan. RICS and SPEC are independent of each other and do not guarantee the accuracy of the information provided. All measurements are for the individual rooms being measured and do not include the thickness of walls or measurements not shown on the floor plan.

Approximate gross internal area: sq ft (sq m)
 EPC rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(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	

City Island Way, London, E14 0TX

Contact your local branch today for more information on this property:

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