



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 APPROVED AREA DATA: 51.64 sqm / 555.85 sqft
 RICS APPROVED AREA DATA: 48.92 sqm / 526.57 sqft
 EXTERNAL STRUCTURAL ELEMENTS: 5.67 sqm / 61.00 sqft
 EXISTING GLAZED AREA: 6.00 sqm / 65.00 sqft

SPEC Verified floor plans are guaranteed to accurately reflect the actual floor plan and are subject to the RICS Property Measurement standards. Due to rounding, numbers may not add up precisely. All measurements allow for the individual room being the area. See the floor plan for more information.

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	

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

10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>

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