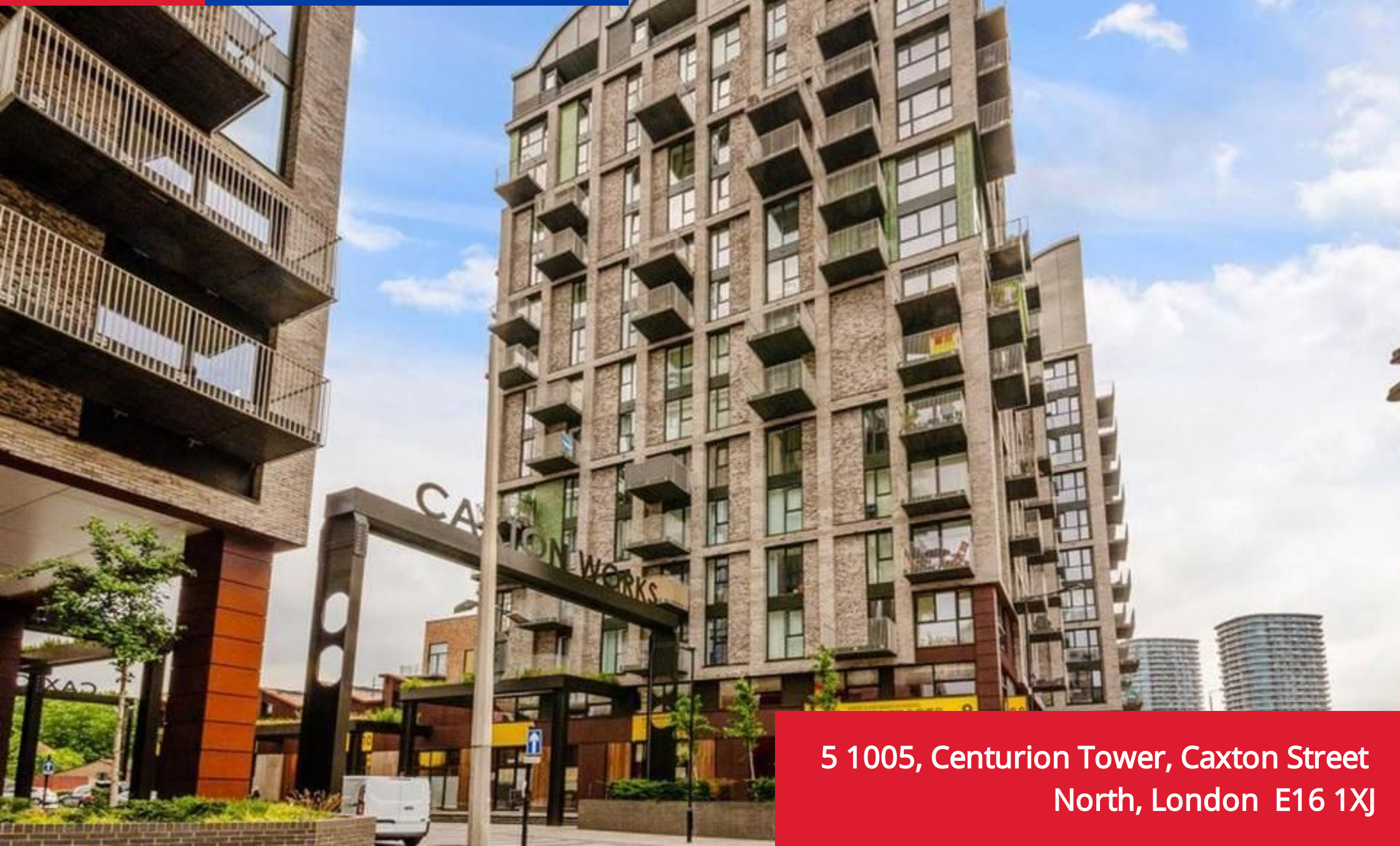


RE/MAX
SELECT

Asking Price £650,000 Leasehold



**5 1005, Centurion Tower, Caxton Street
North, London E16 1XJ**



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this exceptional duplex penthouse close to amenities, and transport links including Canning Town station offering superb connectivity via the Jubilee Line and DLR. The property features impressive 13-foot ceilings in the main living area, accompanied by floor-to-ceiling double glazing to offer excellent natural light.

The upper level comprises a generous open-plan living and kitchen area leading out to a private balcony. The lower level offers two spacious double bedrooms, shower room, semi-ensuite bathroom, and private roof terrace.

Further benefits include secure allocated parking, concierge service, and communal garden with panoramic views of the London skyline. Total Area approx: 987.50 sq ft (91.74 sq m). CHAIN FREE.

FEATURES

- Penthouse Apartment
- 2 DOUBLE bedrooms
- Open-plan kitchen / dining room
- Semi-ensuite bathroom
- Shower room
- Private roof terrace
- Balcony
- Communal roof terrace
- Concierge
- CHAIN FREE





ROOM DESCRIPTIONS

Lower Floor

Entrance Hall

Laminate flooring, radiator, storage cupboard.

Bedroom

Laminate flooring, radiator, fitted wardrobes; dual-aspect floor-to-ceiling double glazed windows; double glazed patio door leading to roof terrace.

Bedroom

Leading to semi-ensuite bathroom; laminate flooring, radiator; floor-to-ceiling double glazed windows, fitted wardrobes.

Semi-Ensuite Bathroom

Fully tiled; bath with glass screen and separate shower over; wash-hand basin with mixer tap; w/c, heated towel-rail; access via bedroom and entrance hall.

Shower Room

Fully tiled; large shower enclosure with both handheld and rainfall fittings; wash-hand basin with mixer tap; w/c, extractor fan.

Upper Floor

Landing

Laminate flooring, radiator.

Living Room

13ft ceilings (approx); laminate flooring, radiator; double glazed patio door leading to balcony.

Open-Plan Kitchen / Dining Area

Laminate flooring, double glazed windows; range of gloss wall and base units with granite worktops and glass splashback; composite sink and drainer unit with mixer tap; oven, electric hob, extractor hood, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, vertical designer radiator.

Exterior

Roof Terrace

Leading from bedroom; artificial lawn.

Balcony

Leading from living room; artificial lawn.

Communal Terrace

Decking, artificial lawn; panoramic views of London skyline.

Secure allocated parking

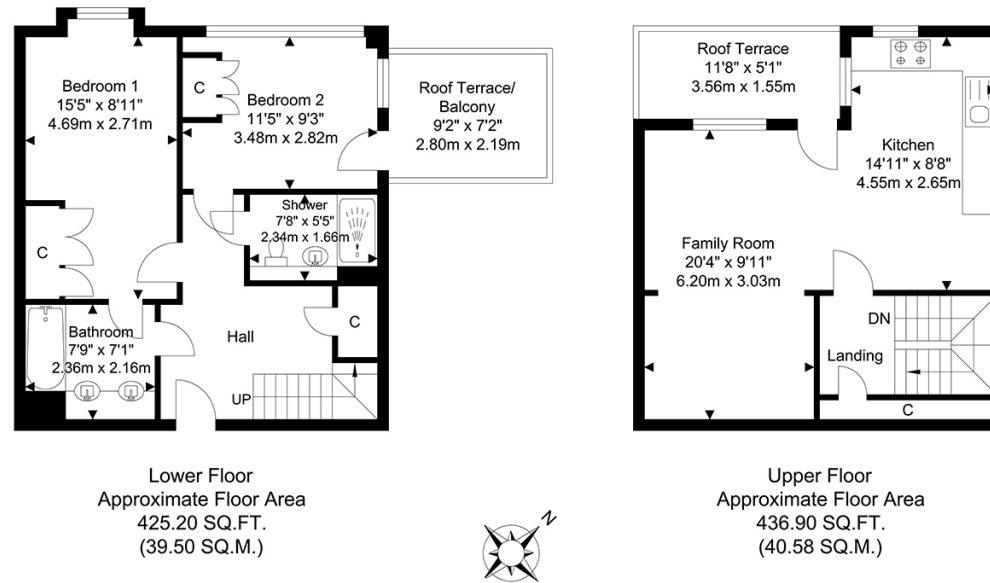
Off-street parking for one car.

Information

- Service Charge: £4,800 per annum
- Ground Rent: £650 per annum
- Lease: 237 years remaining
- 0.2 miles (approx) to Canning Town Station
- 0.2 miles (approx) to Victoria Dock Station
- 0.7 miles (approx) to London City Airport
- 0.1 miles (approx) to Kier Hardie Recreation ground
- 0.6 miles (approx) to o2 Arena
- 0.6 miles (approx) to Excel London
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 862.10 SQ. FT / 80.09 SQ. M
 TOTAL APPROX FLOOR AREA INCLUDING TERRACES 987.50 SQ. FT / 91.74 SQ. M
 For Identification Purposes Only.

