



**Glass Blowers House**  
**Valencia Close**  
**London**  
**E14 0LB**

**Guide Price £279,000**

**bettermove**

# Valencia Close London

A beautifully-presented one bedroom, first floor studio apartment in the sought after Aberfeldy Village development. Close to the East India DLR station, with great transport links into Canary Wharf and London centre.

The property benefits from extensive glazing, wood flooring, a private balcony and integrated appliances, with access to parking.


The interior of the property comprises a modern, open plan living and dining area, sleeping area with fitted storage, leading to a private balcony, with a contemporary bathroom. The exterior of the property boasts communal gardens and great dog walking space.

Located a stone's throw from Canary Wharf, the property is close to a range of amenities, including fantastic shops and restaurants. Excellent transport connections into London.

Note: The auctioneers have had confirmation of a cleared 'PASSED' EWS1 certificate (see legal pack for further information)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	82	82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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