

£290,000 Leasehold

Katie Court, 7 Edwin Street, London E16 1XS



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony plus Two Juliette Balconies
- Canning Town for Jubilee Line + DLR
- Approx. 488 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Secure Parking Space
- Custom House for Elizabeth Line + DLR

GENERAL DESCRIPTION

A modern, third-floor apartment featuring a dual-aspect reception room with attractive, open-plan kitchen area and a door which leads out onto the rear (east) facing balcony. There is an additional, south-facing Juliette balcony and second Juliette balcony in the bedroom. The bathroom features limestone style tiles and a storage/utility cupboard has been provided in the entrance hall. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The Jubilee Line, from nearby Canning Town Station, allows easy access to Stratford, Canary Wharf, London Bridge and Waterloo. Alternatively, Custom House Station provides Elizabeth Line and DLR services. The apartment comes with use of a secure parking space and the block also has a communal cycle store. Offered chain-free.

Tenure: Leasehold (125 years from 01/03/2018).

Service Charge: £149.63 per month (subject to annual review).

Council Tax: Band B, London Borough of Newham.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

16' 10" x 15' 4" (5.13m x 4.67m)

Kitchen

included in reception measurement

Balcony

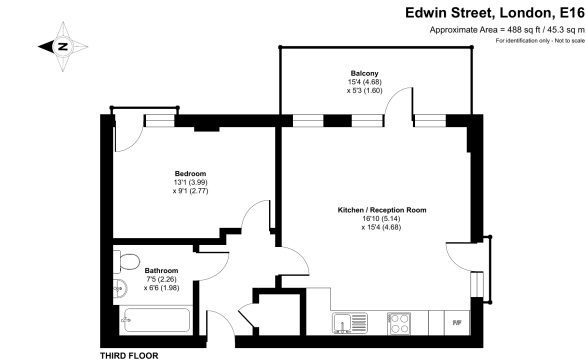
15' 4" x 5' 3" (4.67m x 1.60m)

Bedroom

13' 1" x 9' 1" (3.99m x 2.77m)

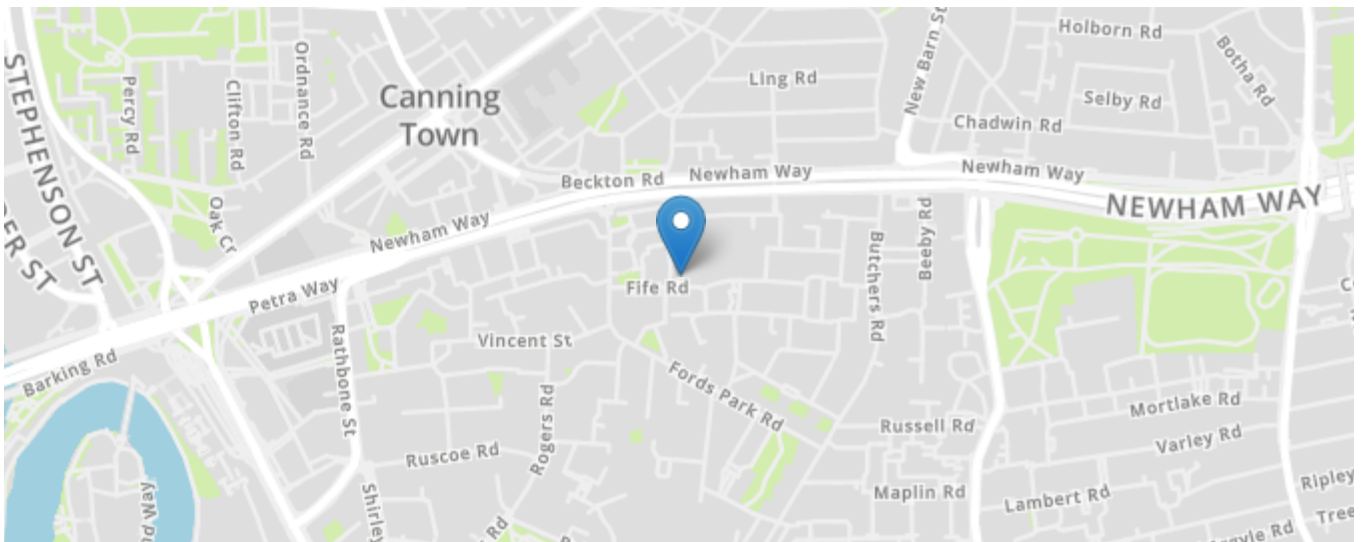
Bathroom

7' 5" max. x 6' 6" max. (2.26m x 1.98m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Recommendations. Produced for Urban Moves. REF: 125079

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.