



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



GROSS INTERNAL AREA (GIA)
51.64 sqm / 555.85 sqft
 NET INTERNAL AREA (NIA)
48.92 sqm / 526.57 sqft
 EXTERNAL STRUCTURAL ENVELOPE (ESE)
5.67 sqm / 60.80 sqft
 ESTIMATED MAXIMUM GROSS INTERNAL AREA (EMGIA)
6.00 sqm / 64.60 sqft

RICS Registered Valuer
 www.gibbsgillespie.co.uk

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:

1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>

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