



**Wards Wharf Approach
London
E16**

Offers in Excess of £275,000

bettermove 

Wards Wharf Approach London

Bettermove are proud to present this studio flat in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with one allocated parking space available.

The council tax band is D.

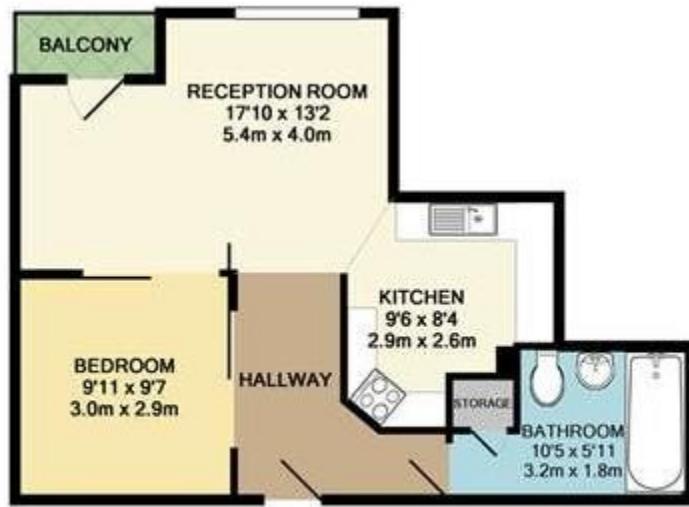
This is a leasehold property with 979 years remaining on the lease; the ground rent is £180.00 per annum, and the service charge is £3,300.00 per year.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. Externally, the property boasts a private balcony, perfect for enjoying the summer months. The property also benefits from a 24-hour concierge service, residents' gym, sauna, and a business centre.

Located on a gated development, in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pontoon Dock Station, a variety of local bus routes, and quick access to London City Airport.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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