



## 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

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## 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

Agents' Verified floor plans are guaranteed to accurately reflect the layout and dimensions of the property. Property measurements are taken to the internal face of walls, unless otherwise stated. Due to rounding, numbers may not add up precisely. All measurements are for the individual rooms being measured. See the brochure for more information on how we measure.

Approximate gross internal area: sq ft ( sq m)  
 EPC rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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