



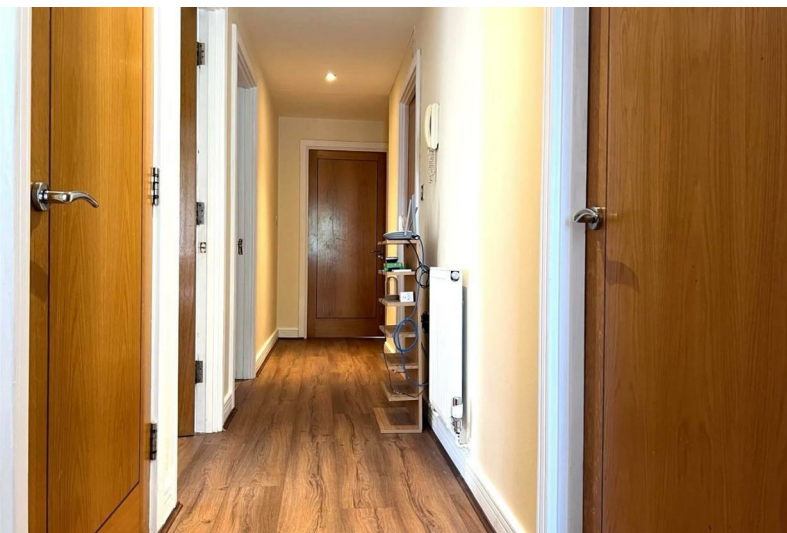
**DWELLING SOLUTIONS**  
PROPERTY CONSULTANTS



## Newport Avenue

Canary Wharf, Docklands, E14 2DQ

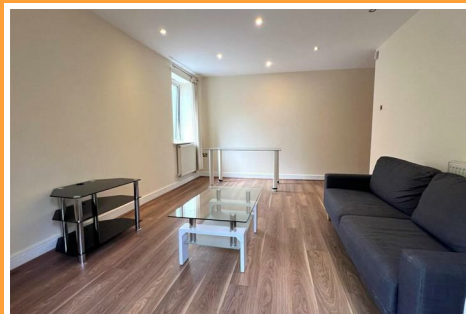
**Offers Over £495,000**



# Newport Avenue

Canary Wharf, Docklands, E14 2DQ

**Offers Over £495,000**



## Hallway:

Spot lights, smoke alarm, wall mounted radiator, electrical sockets, wall mounted intercom, built in storage cupboard with integrated shelves, laminate flooring.

## Reception Room

15'09 x 12'06

Double glazed windows to the side, spot lights, wall mounted radiators, electrical sockets, telephone port, double glazed sliding door providing access to the large balcony, laminate flooring.

## Balcony

Spacious balcony, paved flooring with metal frame railing and glass panels.

## Kitchen

8'10 x 7'06

Modern fitted kitchen with a range of wall and base units, worktop surfaces, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven/grill, integrated fridge and freezer, plumbing for washing machine, electrical sockets, spot lights, tiled flooring

## Bedroom 1

13'08 x 11'03

Double glazed window to the rear, light fixture, electrical sockets, radiator, laminate flooring.

## Ensuite

Three-piece bathroom suite, comprising of w/c and wash basin integrated into vanity unit, wash basin with mixer tap, shower cubicle with bi-folding door and thermostatic shower system, towel rail radiator, spot lights, tiled flooring

## Bedroom 2

13'08 x 8'07

Double glazed window to the front, light fixture, electrical sockets, radiator, laminate flooring.

## Bedroom 3

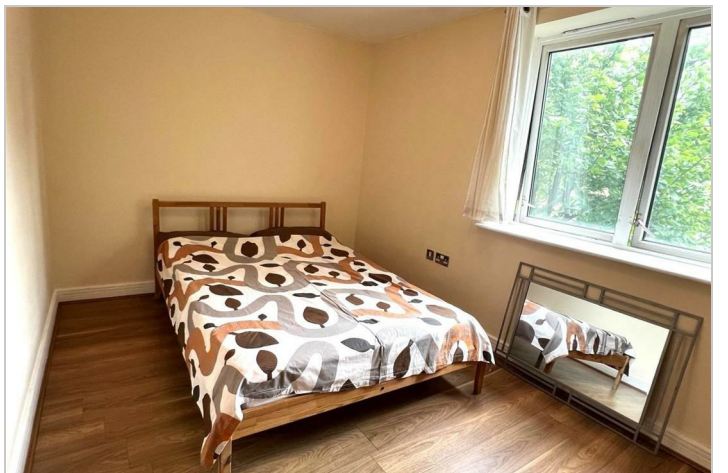
8'08 x 7'04

Double glazed window to the rear, light fixture, electrical sockets, radiator, laminate flooring.

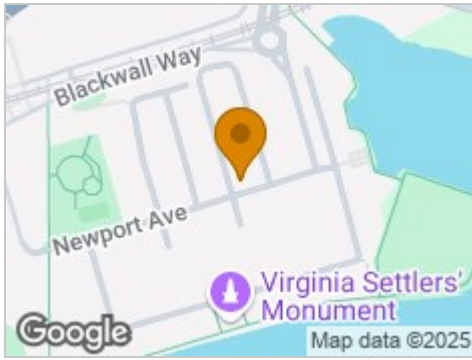
## Bathroom

7'09 x 6'06

Spot lights, partly tiled walls, three-piece bathroom suite comprising of paneled bathtub with mixer tap and shower extension, side glass screen, wash basin with mixer tap integrated into unit, low level w/c, extractor fan, towel rail radiator, vinyl tiled flooring.



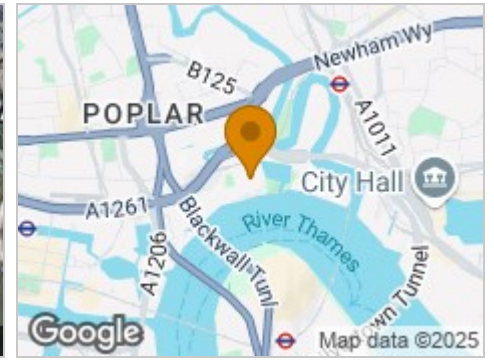
## Road Map



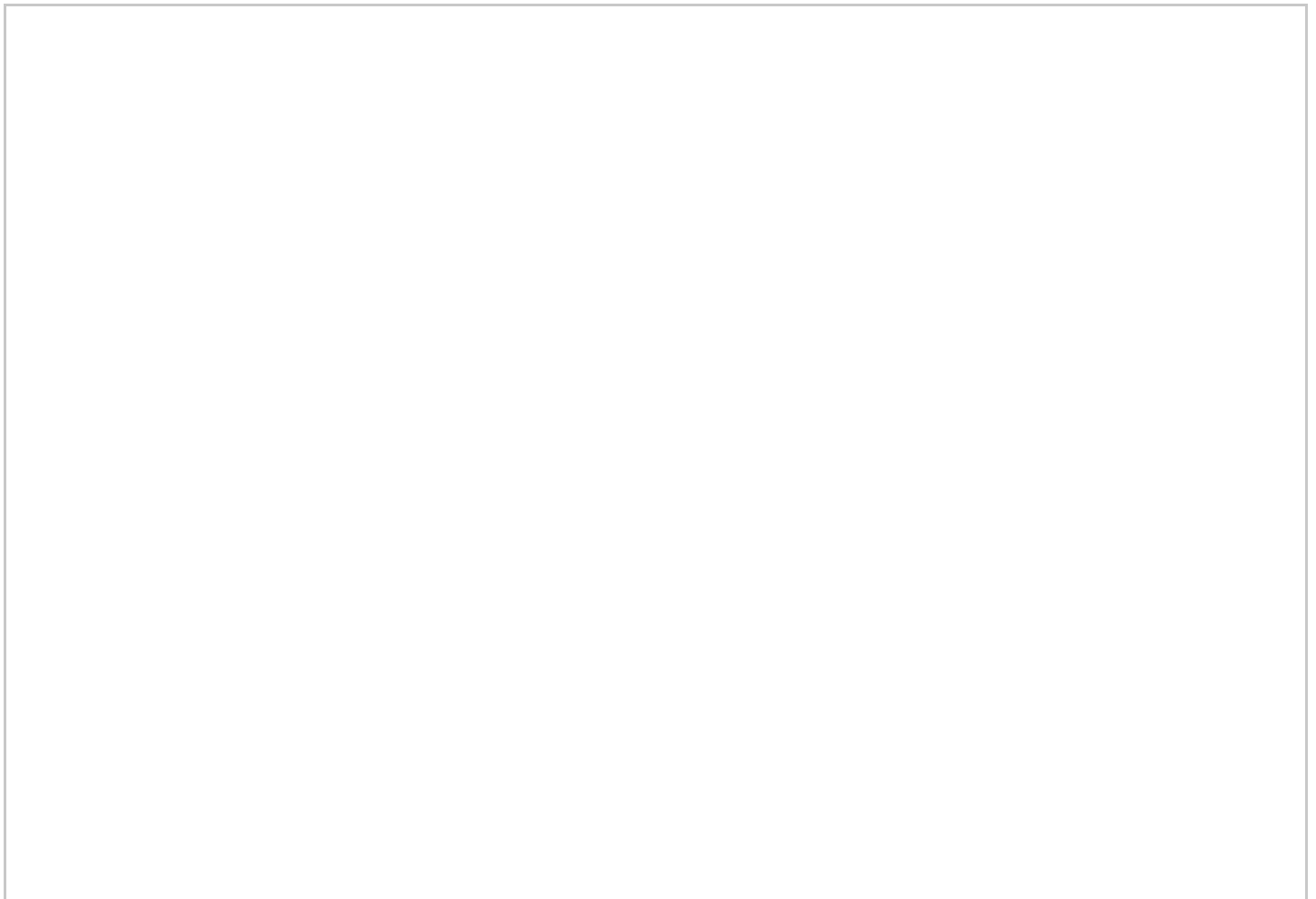
## Hybrid Map



## Terrain Map



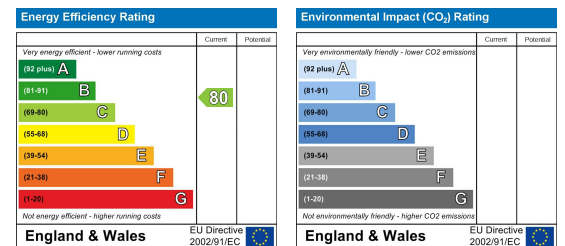
## Floor Plan



## Viewing

Please contact our Dwelling Solutions Ltd Office on 0208 597 9176 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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