



Saltwell Street  
London, E14 0DZ

£280,000

  
elms  
ESTATES



Elms Estates are Hugely Excited to be able offer to the market For Sale this Amazing One Bedroom Apartment located just moments from Canary Wharf.

Saltwell Street is situated just off East India Dock Road on a delightful street with numerous Green Spaces such as Bartlett Park and Pennyfields Park just a short walk away. It has Excellent Transport Links such as Westferry and Poplar DLR Stations close by. This property offers a superb array of Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is bright and spacious throughout with a large reception with space to dine, Separate modern fitted kitchen, Double bedroom, Contemporary shower room and ample amounts of storage. There is also off street parking available (subject to application)

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Reception

15'8" x 10'9" (4.80 x 3.30)



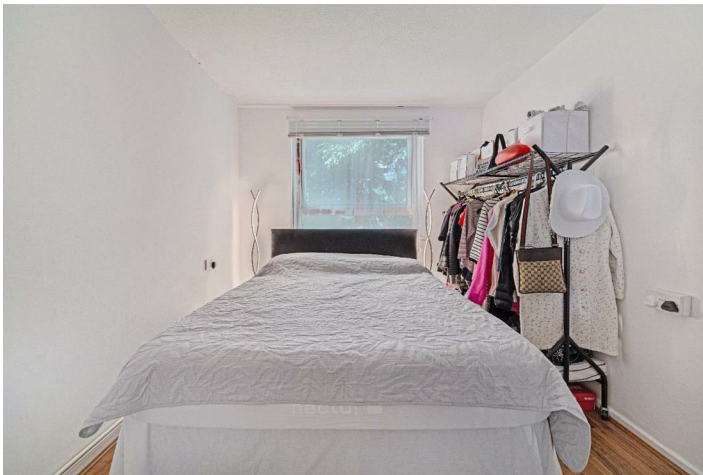
## Kitchen

11'1" x 7'10" (3.40 x 2.40)



## Bedroom

15'8" x 8'6" (4.80 x 2.60)



## Shower Room



### Material Information

Tenure: Leasehold

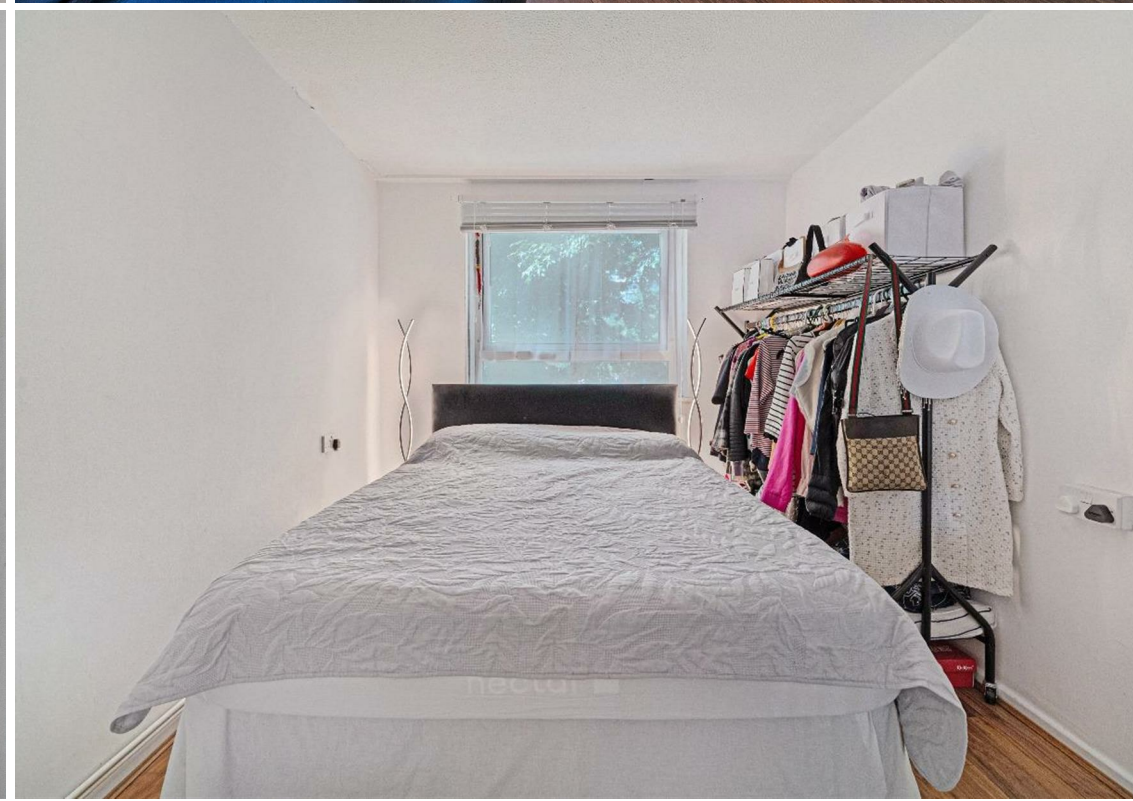
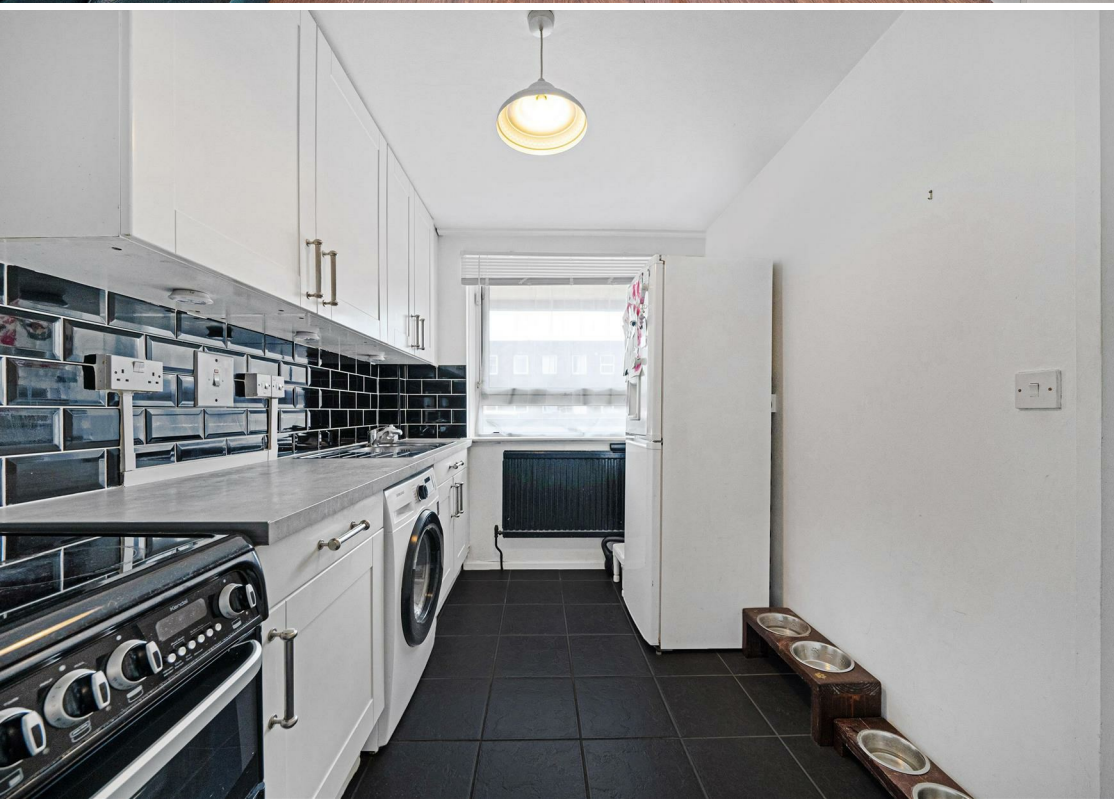
Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,800 Per year

Council Tax Band: B





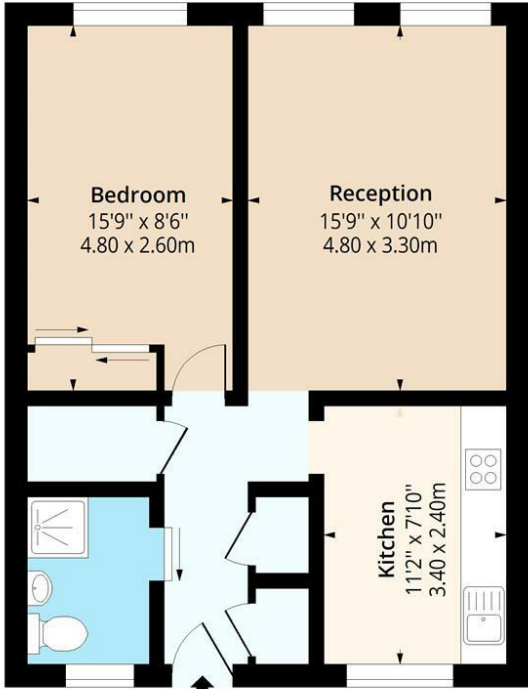






# Saltwell Street, E14

Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M



First Floor

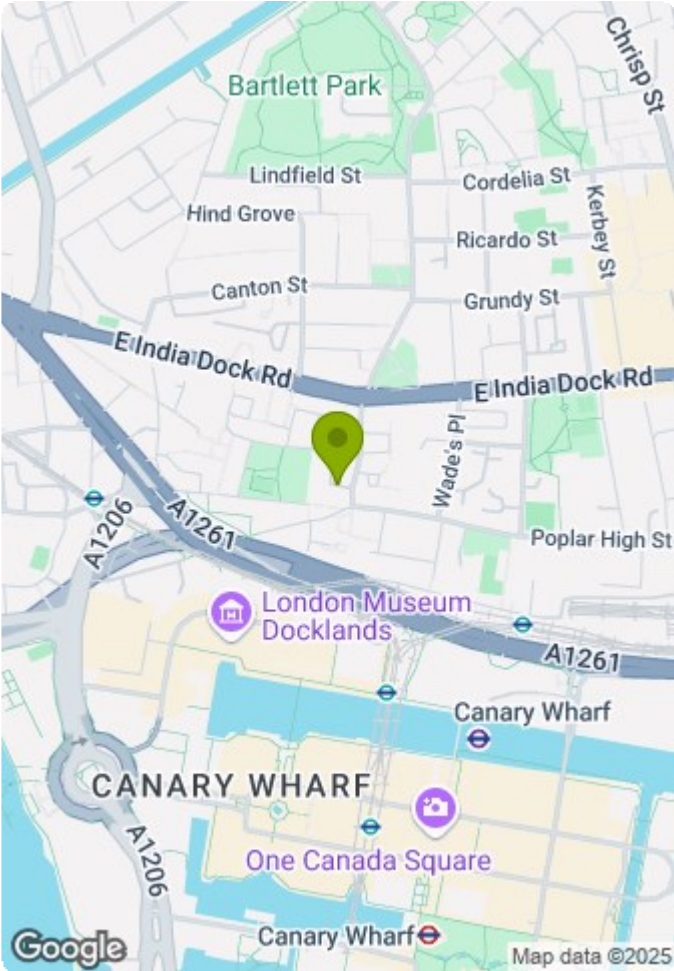
Floor Area 570 Sq Ft - 52.95 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 27/8/2024



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

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