

## Rosefield Gardens, London, E14 8ER

Immaculately presented apartment located moments from Westferry DLR station and a short stroll from Canary Wharf and its plethora of local amenities.

Recently refurbished with bespoke features, the property boasts a spacious open plan living area leading into the private balcony, a modern kitchen with all mod cons, the generous bedroom with built-in wardrobes, and the stylish bathroom. Additional benefits include underfloor heating, walls and ceilings sound proof insulation, modern double glazed windows throughout.

The lease has been recently extended and the building itself has undergone a recent refurbishment making the property ideal for both investors and first time buyers.

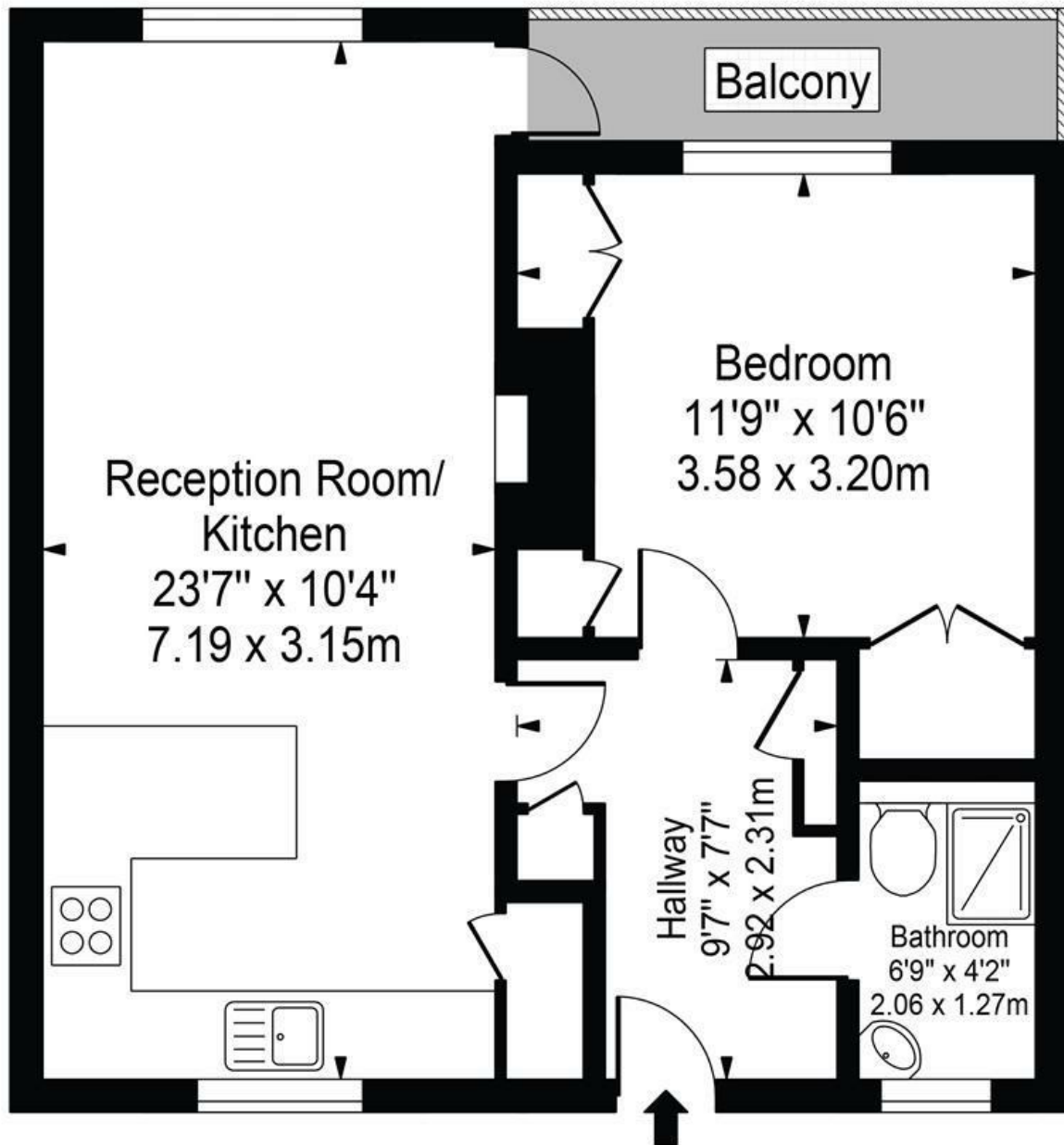
- Recently Refurbished Apartment
- Naturally Bright
- Double Aspect
- Walls and Ceilings Sound Proof Insulation
- Stylish Kitchen with All Mod Cons
- Modern Bathroom
- Spacious Apartment
- Long Lease (180 yrs left)

**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £300,000**

# Rosefield Gardens

Approx. Gross Internal Area 492 Sq Ft - 45.71 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		