



707 Avalon Point Orchard Wharf, London, E14 0TY
Offers in excess of £450,000

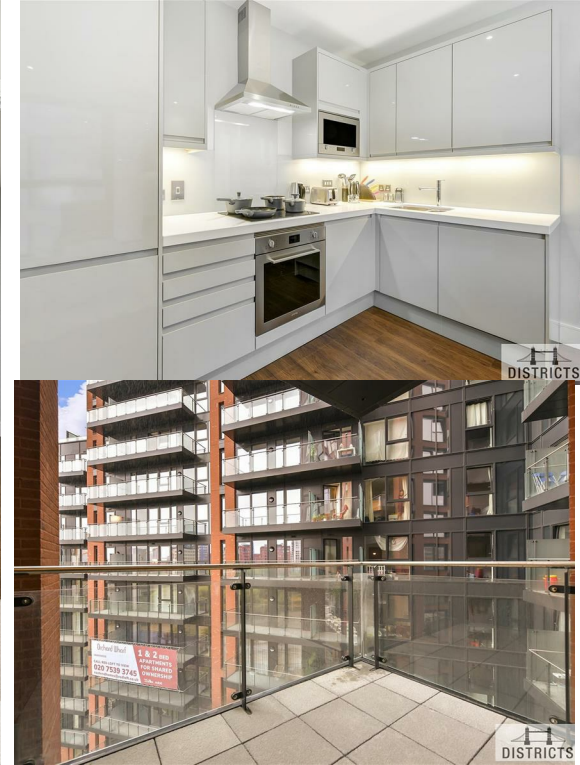
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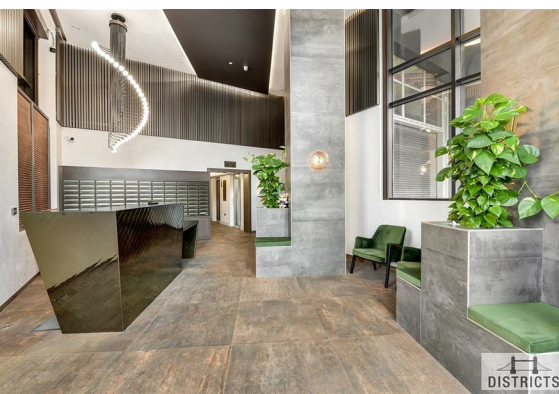
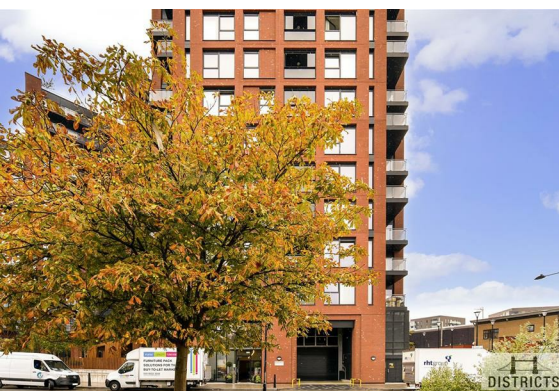
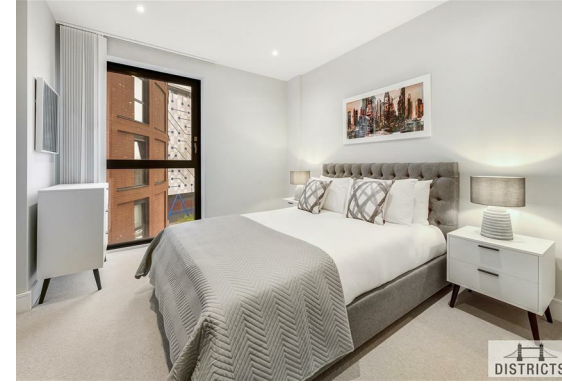

DISTRICTS

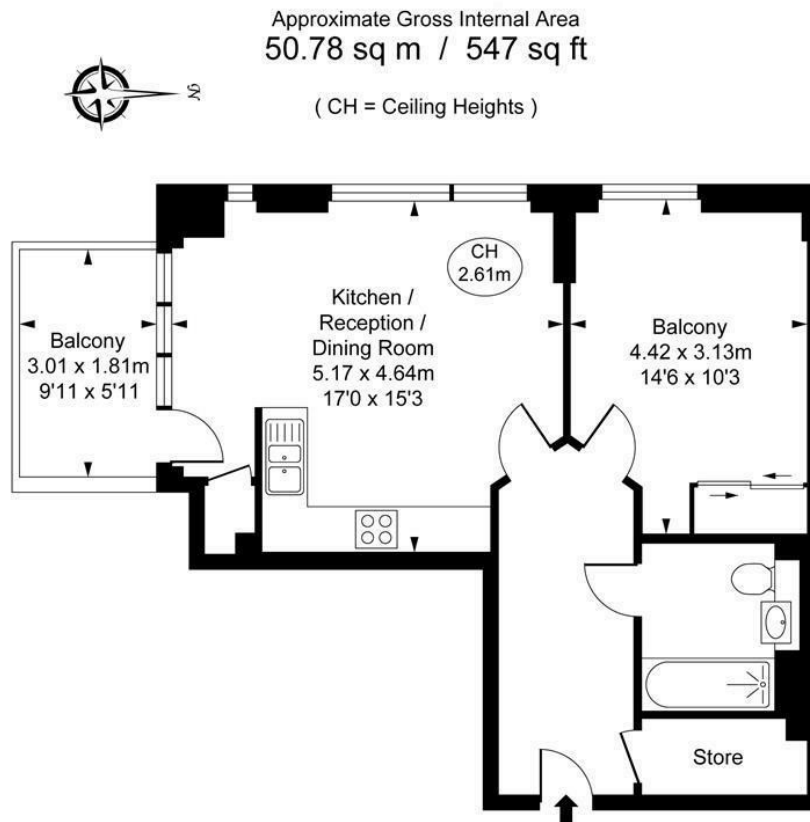
A stunning 1 bedroom, 1 bathroom at the all-new Orchard Wharf development. Comprising high quality specifications throughout, including walnut finish flooring, Smeg integrated kitchen appliances and luxury bathrooms white marbled floor and wall tiling to bath and shower rooms. The property further benefits from a 24hr concierge service. Located just a few moments from the heart of London's fastest growing business district, Orchard Wharf is well connected with a 5 minute stroll to the DLR at East India, 2 minutes to Canning Town enjoying easy access to the Jubilee Line and in turn a 4 minute service to Canary Wharf. If that wasn't enough, you can access London within minutes using the new Crossrail service (Elizabeth Line).

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom
- EPC Rating: B
- Council Tax: D, Tower Hamlets
- Lift access | Cladding: EWS1 Certificate available

Leasehold: Approx 170 Years remaining | Ground Rent: Approx. £400pa | Ground Rent Increase Mechanism: RPI | Service Charge: Approx. £2,480pa







This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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