



This stunning three bedroom, three storey family home has been completely refurbished throughout and must be viewed internally to be fully appreciated.

**Pointers Close, London, E14**

£850,000 Freehold

**savills**

- Stunning family home
- Complete refurbished throughout
- East facing garden
- Parking for two cars
- Ideally located

### Description

Positioned on a private road is this superb three bedroom family home which offers approximately 1,471 sq ft of living accommodation arranged over three floors. On offer is a vast entrance hallway, which leads into a luxurious re-fitted kitchen / diner, which benefits from granite worktops and a range of high end appliances, plus there is an extremely spacious lounge positioned on the first floor. The top floor of the property is highly impressive, initially featuring a large landing area, which the current owners have converted into a study area, which is perfect for those working from home. The principal bedroom suite is likely to one of the best you will see in this price range, and boasts an extremely large dressing area with a range of bespoke wardrobes, which then leads to a substantial designer en suite with rain shower.

The overall specification throughout is first class, and the current vendors have spent considerable time and money in creating this amazing home.

Externally there is an east facing rear garden and off street parking for two vehicles to the front.

### Local Information

Pointers Close is within close proximity of both Island Gardens and Mudchute DLR stations allowing for quick and easy access to Canary Wharf, The City and Greenwich. There are also a variety of local shops, bars and restaurants within easy reach.

All times and distances are approximate.

### Tenure

Freehold

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.





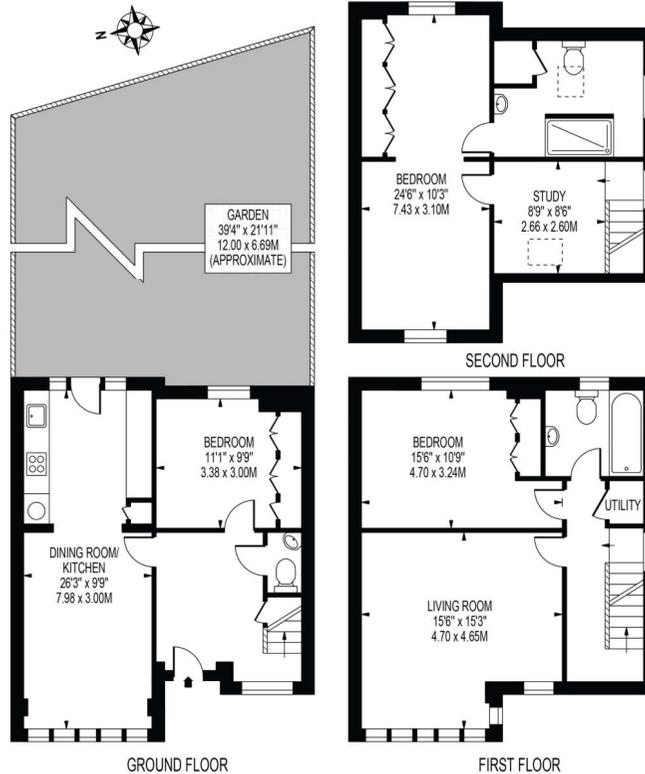
**Pointers Close, London, E14**  
**Gross Internal Area** 1471 sq ft, 136.7 m<sup>2</sup>

**Antony Cherriman**  
 Canary Wharf  
**+44 (0) 20 7531 2530**  
 antony.cherriman@savills.com

 |  | savills.co.uk

**POINTERS CLOSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1471 SQ FT - 136.62 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201009JEAR

