THIS WELL PRESENTED APARTMENT IS SITUATED WITHIN LIGHTERMAN POINT IN THE POPULAR ABERFELDY VILLAGE DEVELOPMENT

LIGHTERMAN POINT, 3 NEW VILLAGE AVENUE, CANARY WHARF, LONDON, E14 0ND

Guide Price £475,000 - Leasehold
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Well presented throughout • Private balcony/winter garden • Floor to ceiling windows • On site concierge • Residents gym facilities

2 Bedrooms • 2 Bathrooms • 1 Reception

• EPC Rating = B
• Council Tax = D

Description
The property is beautifully presented throughout and offers an open plan living room and fully integrated kitchen with a range of modern appliances, private balcony/winter garden, master bedroom benefits from a fitted wardrobe and an en suite bathroom and spacious second bedroom with floor to ceiling windows and separate three piece modern bathroom suite. The property also benefits from a concierge service and an on site gym.

Local Information
The Aberfeldy Village development is located 0.4 miles from East India DLR station providing access to Canary Wharf and Bank. Canning Town underground, DLR and bus station is located 0.9 miles from the property offering access via the Jubilee Line to London Bridge, Westminster, Bond Street and beyond. All times and distances are approximate.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
LIGHTERMAN POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA:  838 SQ FT - 77.89 SQ M

LOUNGE/KITCHEN
20'10" x 16'4"
6.36 x 4.97M

BEDROOM
12'5" x 11'3"
3.79 x 3.49M

BEDROOM
12'5" x 11'8"
3.79 x 3.55M

BALCONY
12'2" x 4'7"
3.70 x 1.40

APPROXIMATE

FOURTH FLOOR
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 INTERESTED PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INVESTIGATION, ENQUIRY AND FULL INSPECTION AS TO THE CORRECTNESS OF EACH STATEMENT.

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Energy Efficiency Rating

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Green energy efficient - save energy costs

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England, Scotland & Wales

EU Directive 2002/91/EC