



Offered for sale with no onward chain, is this attractive property which has been well maintained throughout.

Sextant Avenue, London, E14

Guide Price £550,000 Freehold



- Modern two bedroom property
- Well maintained
- Rear garden
- Off street parking
- No onward chain

Description

Positioned in this peaceful location, is this attractive two bedroom property which has been well maintained throughout and would make a perfect opportunity to get your foot onto the ladder. Internally, there is a lounge, a fitted kitchen which houses a range of appliances, plus there is an attractive courtyard style garden to the rear. To the first floor there are two bedrooms, with the principal suite offering partial views of the River Thames, plus there is a tiled three piece bathroom suite.

Furthermore, there is double glazing, gas central heating, plenty of storage space and an allocated parking space.

Local Information

Sextant Avenue is a peaceful location on the bank of the River Thames, and within easy walking distance of Island Gardens DLR, offering swift connectivity into both Canary Wharf and Bank station. The Greenwich foot tunnel is also nearby allowing for quick and easy access to the Thames riverboat services and the many features that Greenwich Village has to offer. There are a variety of local shops, public houses and supermarkets nearby, plus various local award-winning parks and a city farm to enjoy.

All times and distances are approximate.

Tenure

Freehold

Local Authority

Tower Hamlets

Council Tax

Band = D

Ground Rent

£5 per annum

Estates Charge

£427 per annum (Reviewed annually in December.

(Includes lighting, cleaning and gardening to main areas).

Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 20 7531 2530.



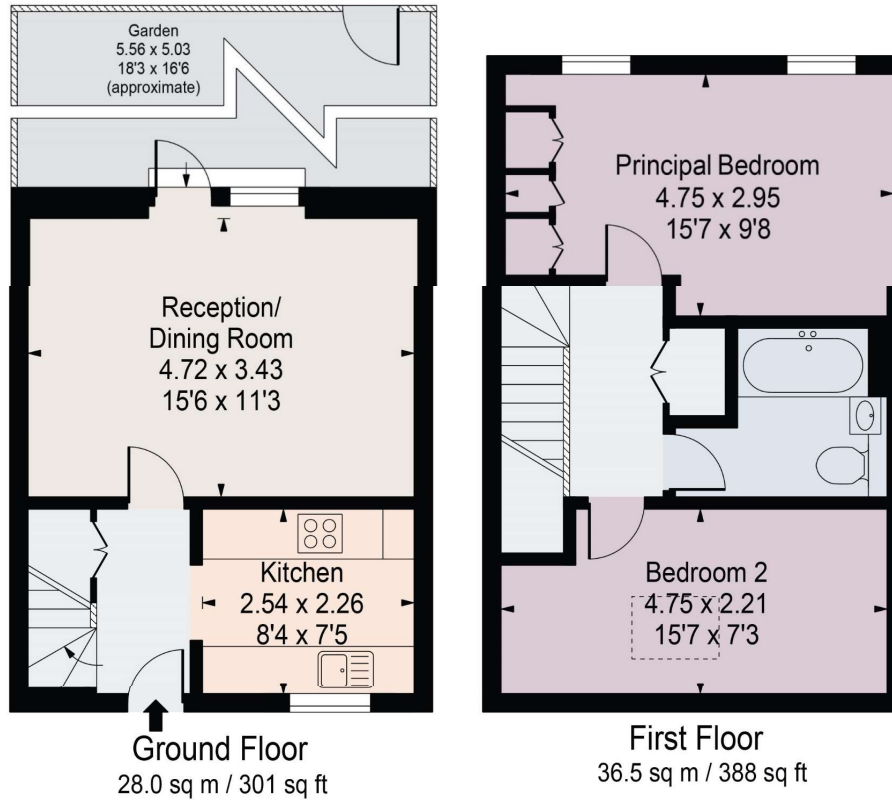


Sextant Avenue, London, E14
Gross Internal Area 689 sq ft, 64 m²


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Sextant Avenue
 Gross Internal Area(Approx)
 Total = 64.01 Sq m / 689 Sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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