



Flooded with natural light is this impressive, modern apartment which offers approximately 814 sq ft of well presented living accommodation.

**St. Vincent Court, 5 Hoy Street, London, E16**

£535,000 Leasehold (242 years remaining)



- Modern two bedroom apartment
- Well maintained throughout
- Private balcony
- Concierge
- Floor to ceiling windows

### Description

Making an ideal first time purchase is this modern two bedroom apartment which offers approximately 814 sq ft of well proportioned living space. Internally there is a generous open plan living area, which comprises of a designer kitchen with a range of integral appliances, plus two generous double bedrooms, with the main benefiting from a fully tiled en-suite shower room.

Additionally, there are floor to ceiling windows, which help enhance the natural lighting throughout, fitted wardrobes to both bedrooms, plus additional storage space, and residents will benefit from access to a concierge service and communal roof terrace.

### Local Information

Situated 0.2 miles from both Canning Town Jubilee and DLR stations the location offers impressive transport links to Canary Wharf, City & West End. Additionally there a whole host of shops bars and restaurants located within easy reach.

All times and distances are approximate.

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### Tenure

Leasehold (242 years remaining)

### Local Authority

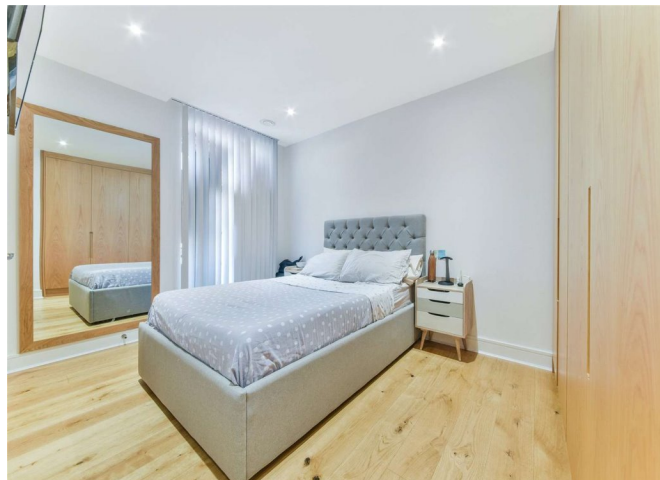
London Borough of Newham

### Energy Performance

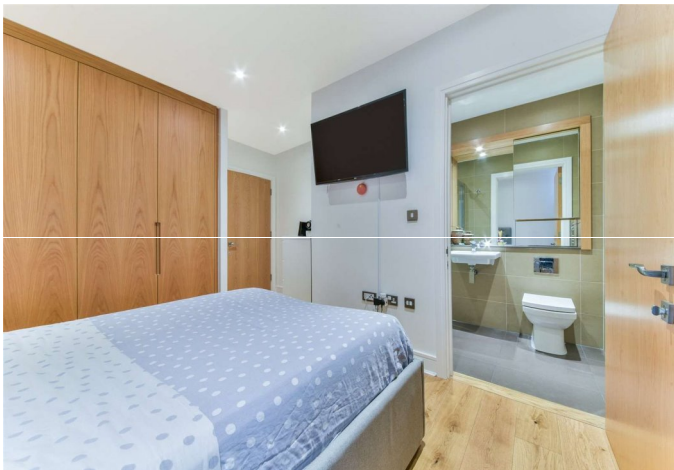
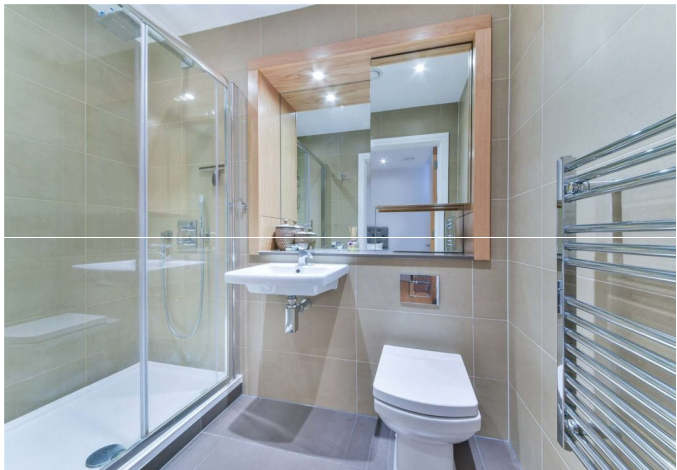
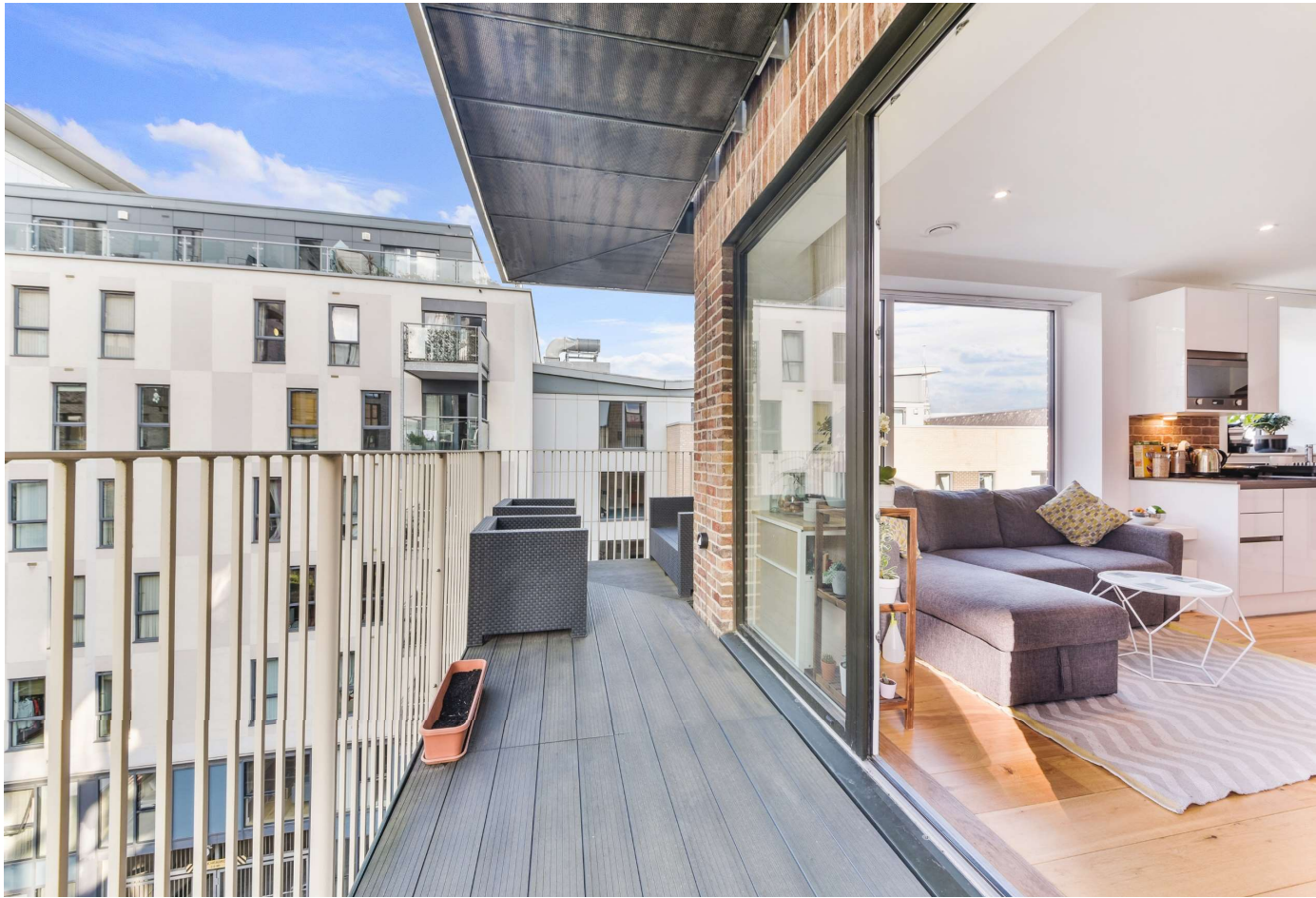
EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.



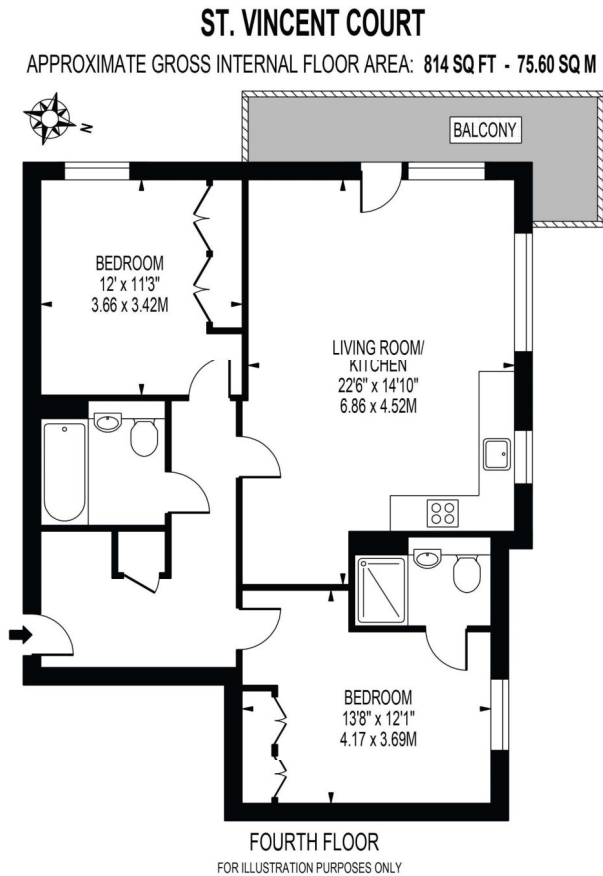




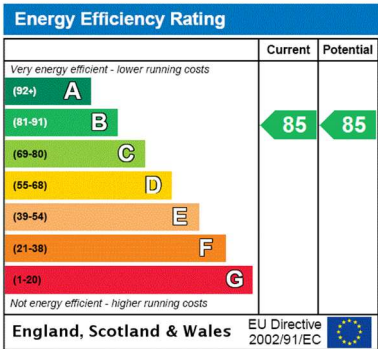
St. Vincent Court, 5 Hoy Street, London, E16  
Gross Internal Area 814 sq ft, 75.6 m<sup>2</sup>

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