



PROPERTY DESCRIPTION

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
1	4	3	Yes	1,537.08 sq ft

Nestled within this private gated development adjacent to the River Thames and approx. 1 mile from the Canary Wharf Estate this well presented 1,537 sq ft four bedroom town house offers spacious living accommodation; entrance hall, W.C., utility room, integral garage, 4th bedroom (currently used as office, open plan reception room with stylish modern kitchen, pantry and south facing balcony, master bedroom with en-suite, two further bedrooms and a bathroom. The property also offers a well-tended, south facing, walled garden with terrace area and canopy ideal for entertaining.

Situated on the Isle of Dogs and surrounded by local amenities including shops, pubs and restaurants. Island Gardens and Mudchute DLR stations are in close proximity as is the Greenwich Foot tunnel, Mudchute Farm and Millwall Park.



TRANSPORT LINKS & JOURNEY TIMES

Island Gardens DLR



Approx. 650m

TERMS

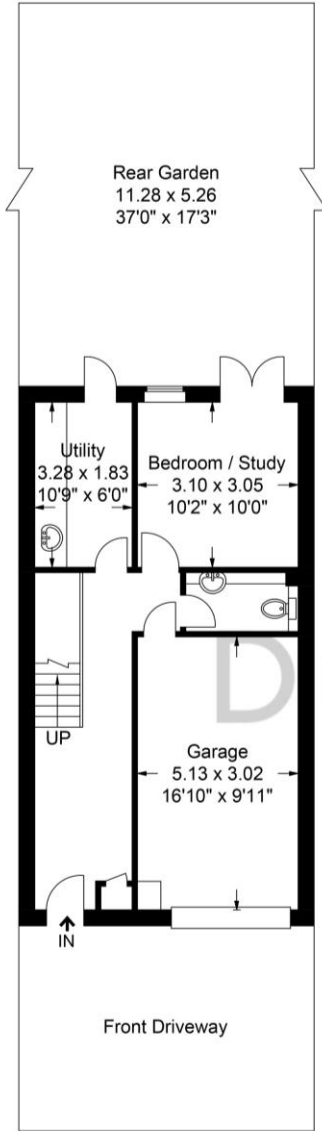
Local Authority:	Tower Hamlets
Tenure:	Share of Freehold (approx. 963 years left)
Service Charge:	£1,800 per annum



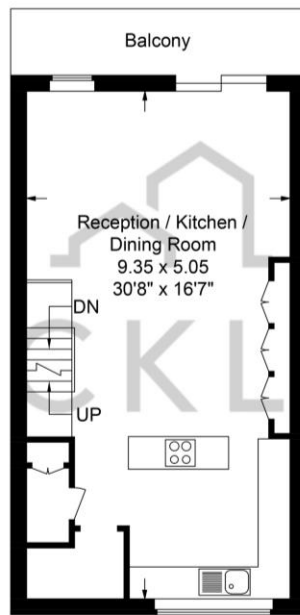
PROPERTY FLOOR PLAN & EPC

Approximate Gross Internal Area
 Garage Area = 15.49 sq m / 166.73 sq ft
 Floor Area = 127.31 sq m / 1370.35 sq ft
 Total Area = 142.80 sq m / 1537.08 sq ft

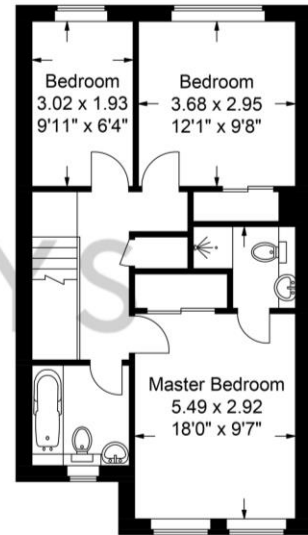
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.
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ADAM DOCKLEY
 t: 0208 092 9330
 e: adam@dockleys.com

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