

RATHBONE MARKET, BARKING ROAD, LONDON, E16
£392,000 LEASEHOLD

FANTASTIC TWO DOUBLE BEDROOM TWO-BATHROOM APARTMENT WITH PRIVATE BALCONY

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DESCRIPTION:

Spanning almost 700sqft is this fantastic two-double bedroom, two-bathroom third floor apartment with private balcony in a modern development close to Canning Town station.

The property comprises entrance hall that leads to bright open-plan kitchen/ living room with access to private balcony, en-suite bedroom, guest bedroom and family bathroom. The open plan kitchen comprises of built in appliances including electric hob, fridge/ freezer and dishwasher.

Situated within Rathbone Market in Canning Town, the apartment offers unparalleled convenience with easy access to local amenities such as Morrisons, Tian Tian, and nearby gyms. Additionally, it boasts a prime location just a short stroll away from Canning Town Jubilee & DLR station, ensuring effortless commuting options.

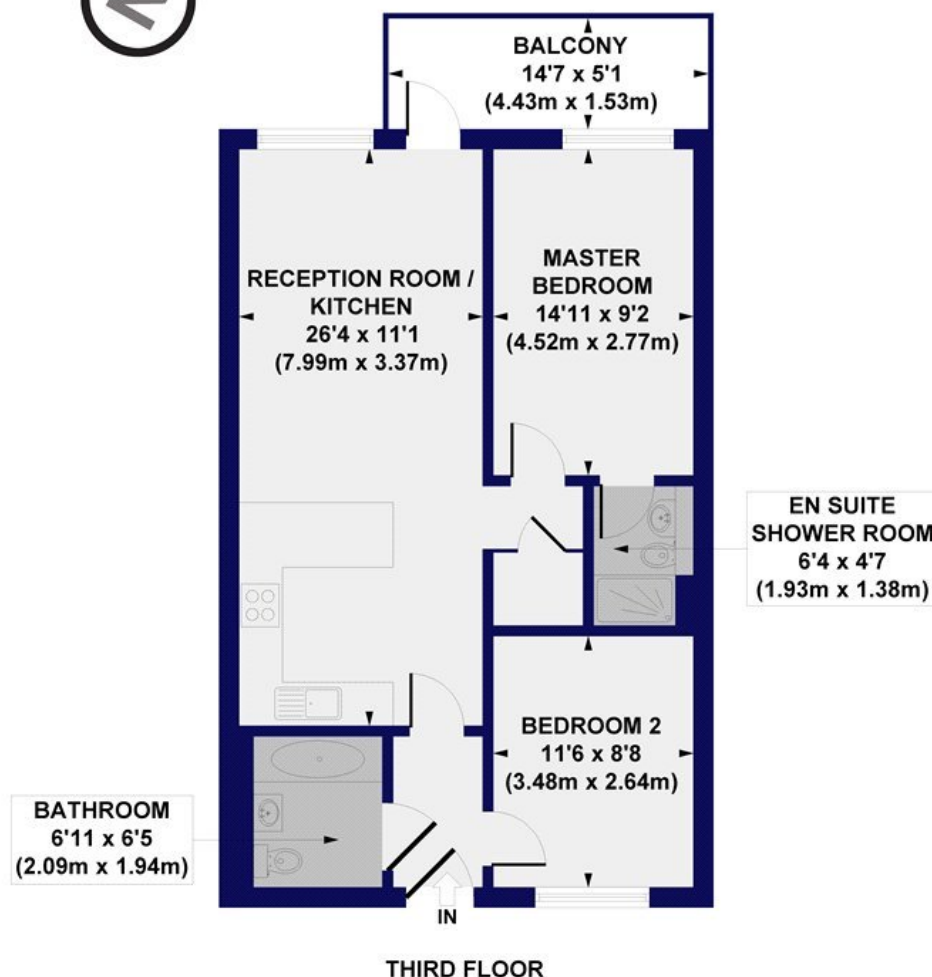
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Rathbone Market, Barking Road, E16
Approx. Gross Internal Floor Area 693 sq. ft / 64.35 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)	84	84
	C (69-80)		
Not energy efficient - higher running costs	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

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Tenure: Leasehold

Term: 135 year and 3 months

Service Charge: £4436 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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