



ML
ESTATES

2 bed flat to buy in E14

3 New Village Avenue, London, E14 0ND

£335,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Open plan reception
- ✓ Immaculate condition
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £335,000.

Open house friday 10 july 1-2pm. Situated on the fourth floor of this modern landmark development, built just over ten years ago, this beautifully presented two double bedroom, two bathroom apartment offers contemporary living in a highly convenient location. The spacious accommodation features a bright and airy open-plan living area with direct access to a generous private balcony, ideal for relaxing or entertaining. The well-appointed kitchen is complemented by ample storage throughout the apartment, while the principal bedroom benefits from an en-suite shower room, with a further modern family bathroom serving the second double bedroom. Residents enjoy the luxury of a 24-hour concierge service and exclusive access to an on-site gym, providing both convenience and lifestyle appeal. Offered chain free, this superb apartment is ideally positioned within easy walking distance of East India DLR, Canning Town Jubilee Line and DLR stations, offering fast and direct connections to Canary Wharf, the City and beyond. An excellent opportunity for first-time buyers, professionals and investors alike.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 137

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £5,602.00

Price: Starting Bid £335,000

Property Type: Flat

Year built: 2014

Construction materials: Brick and block

Roofing type: Flat, Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

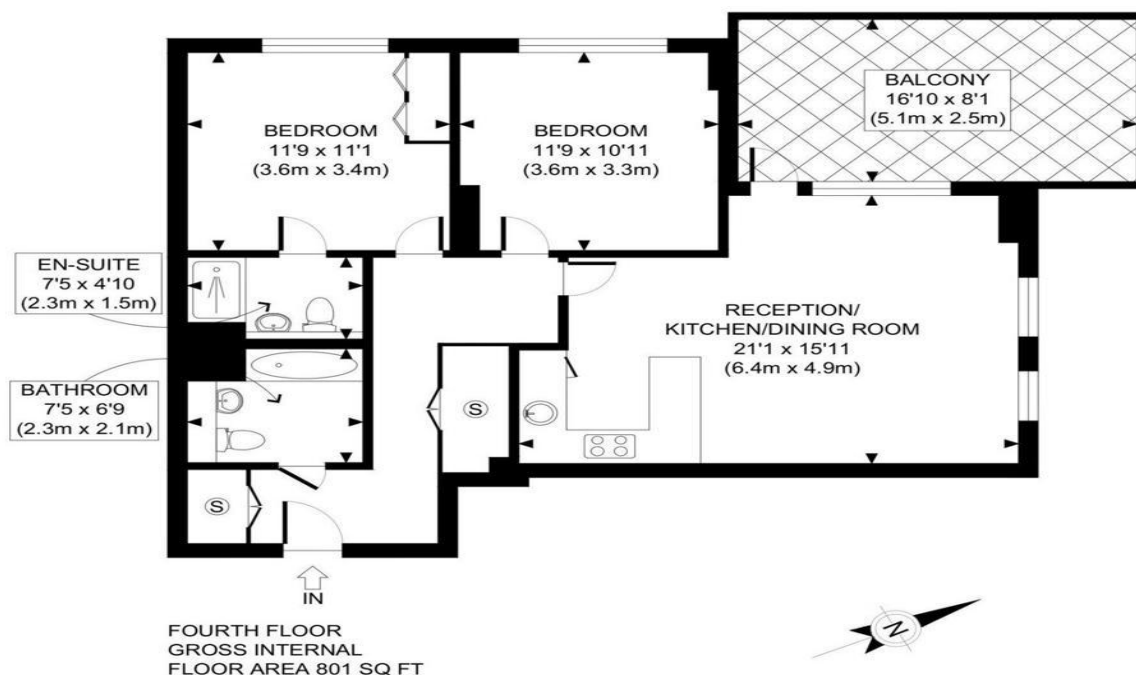
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

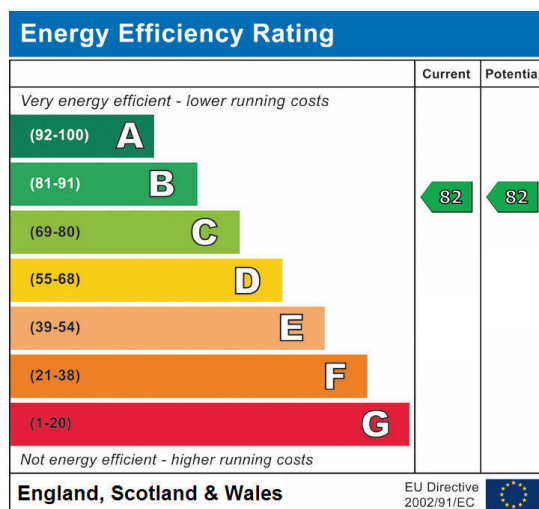
Mobile signal coverage: Good



APPROX. GROSS INTERNAL FLOOR AREA: 801 SQ FT/ 74 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COUK
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3 New Village Avenue, London, E14 0ND

Contact your local branch today for more information on this property:

Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>

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