Ackroyd Drive, London, E3

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Guide Price £275,000 - £300,000
Situated on the top floor of this purpose-built development is this one-bedroom apartment, enjoying far-reaching views towards Canary Wharf and the ever-changing London city skyline. Providing huge scope to add value through improvement. The property suits those looking to implement their own ideas and tastes in the form of a cosmetic refurbishment and would make an ideal first home in the capital or a smart investment.

Leasehold

- Top Floor Apartment
- Stunning Views Of Canary Wharf and The London Skyline
- 539 Sq/Ft Internal Living Space
- Balcony
- One Bedroom
- Heating and Hot Water Charges Included within Service Charge

Comprising of one double bedroom, large reception, separate kitchen, bathroom, and oversized useful storage spaces.

While Canary Wharf needs little introduction as a dynamic centre of global commerce, it is also fast becoming a rival to the West End for retail excellence. With four malls and over 200 shops, boutiques and brand name fashionable flagships, Canary Wharf offers retail therapy at every level. Factor in the additional 100,000 Sq/Ft of retail space recently created within the six storey Crossrail hub on West India Quay and shopping has taken on a new dimension.

With such a cultural and cosmopolitan showcase so very near. The significance of owning a property close by becomes even more attractive.

The development is very well located for transport links, Langdon Park DLR, Westferry DLR and Mile End (Central Line) Station. These stations give easy access into the City , Canary Wharf, Royal Greenwich, and Stratford International.

*LEASE LENGTH - 90 years
*SERVICE CHARGE - £2,575 p/y
*GROUND RENT - £10 p/y
* GROUND RENT REVIEW -
*COUNCIL TAX - BAND B

Ackroyd Drive, E3

Approx. Gross Internal Area 539 Sq Ft - 50.07 Sq M
Approx. Gross Balcony Area 46 Sq Ft - 4.27 Sq M

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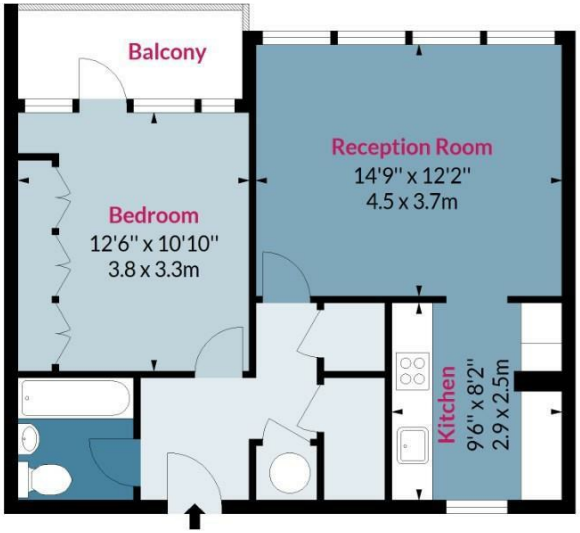

Sixth Floor

Floor Area 539 Sq Ft - 50.07 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/6/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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