



  
**Mariana**  
Real Estate

**903 Thanet Tower  
London, E16 1XN  
£375,000**



Situated in one of the locations most popular developments, a contemporary 9th floor, One bedroom, One bathroom property in Thanet Tower, located nearby Canning Town station and local amenities of the area.

The property boasts a spacious reception room area opening onto a south-facing balcony with fabulous and far fetching views, modern open-plan kitchen with fully integrated appliances including stylish gloss cabinetry with elegant worksurface, a large than average master bedroom, and elegant bathroom. Features include elegant wood flooring, recessed lighting, floor-to-ceiling glazing and built-in wardrobes. The apartment has large floor to ceiling windows, lots of natural sunlight, and an additional storage room.

The residents of Thanet Tower benefit from a 24h concierge service and a private resident's terrace. Rathbone Market nearby provides fresh produce and everyday essentials, while the newly developed Hallsville Quarter offers a range of supermarkets, bohemian cafes, restaurants, and leisure facilities. Close to the expending Asian Business Port, Silvertown Quays and Custom House Crossrail interchange, within close proximity to Excel and London City Airport, and opposite the Emirates Cable Cars.

The Development is well appointed for convenient transport links with Canning Town Station just a short walk away, offering access to the Jubilee Line and DLR for speedy connections to Canary Wharf, the City, and West End. Transport Links also include Royal Victoria DLR station and new Crossrail Interchange both within minutes walking distance.

Tenure: Leasehold (approx. 239 years remaining)  
Annual ground rent amount: £400.00  
Annual service charge amount: £2,367.56  
Council: Newham - Tax Band B







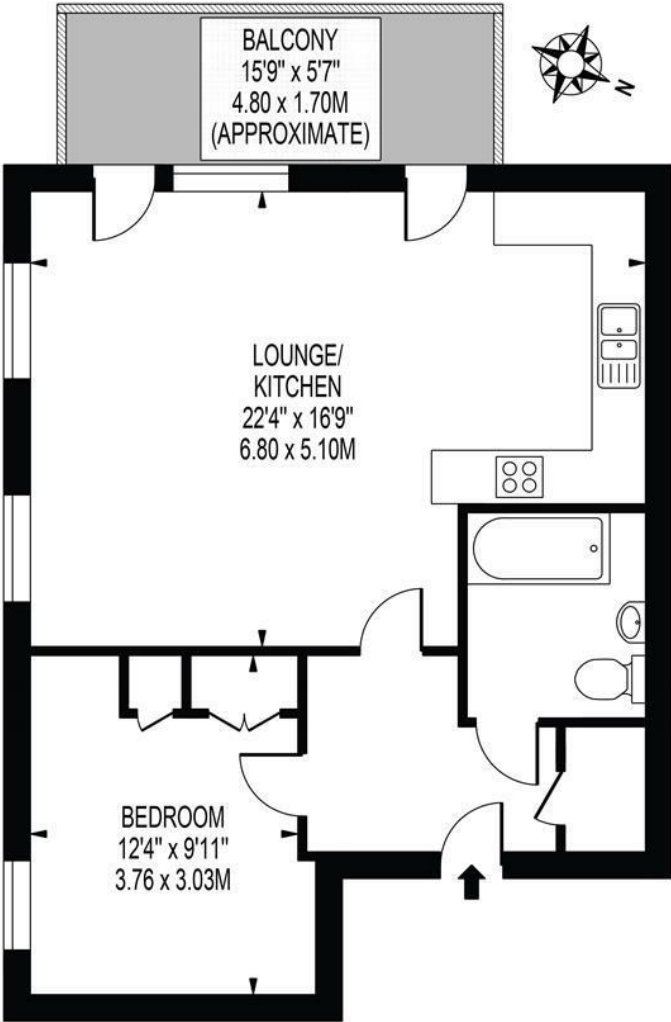






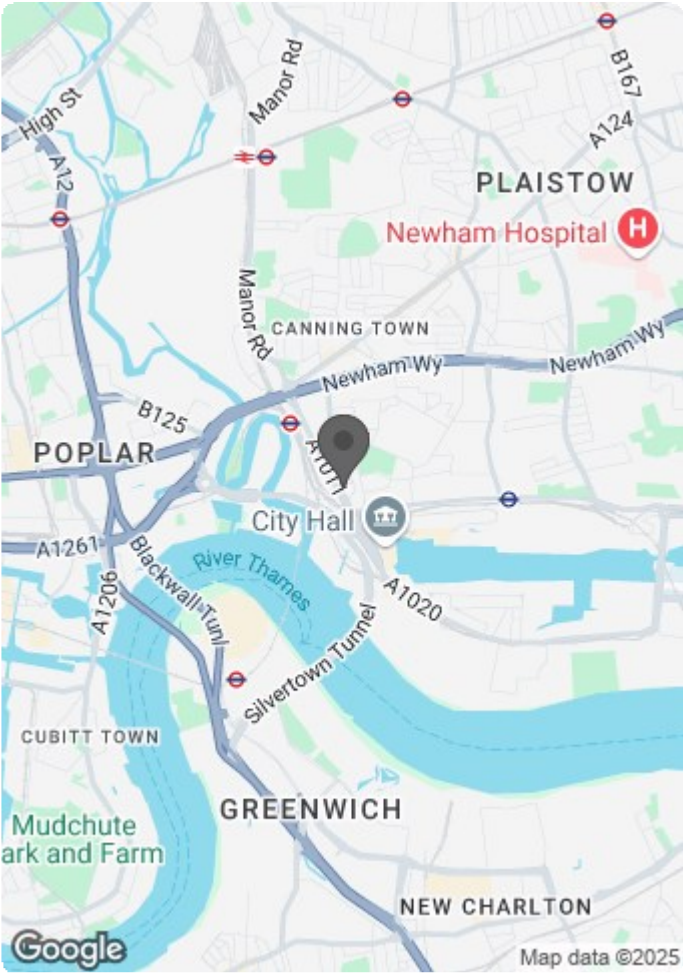
THANET TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA: 605 SQ FT - 56.18 SQ M



NINTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 