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Real Estate

**705 Sovereign Tower, Emily Street, Canning Town  
London, E16 1LU  
£355,000**

A modern one bedroom apartment situated on the 7th floor of Sovereign Tower. The apartment has large floor to ceiling windows, lots of natural sunlight, modern kitchen appliances and an additional storage room.

The residents of Sovereign Court benefit from a 24h concierge service and a stunning rooftop terrace.

The property is walking distance from Canning Town Station for both the Jubilee service and DLR.

Close to the forthcoming 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.

Transport Links include Royal Victoria DLR station and new Crossrail Interchange both within minutes walking distance.

- Leasehold - 249 years from 1st March 2014 (239 years remaining)
- Ground rent - £400.00 pa
- Service charges - £2,562.00 pa





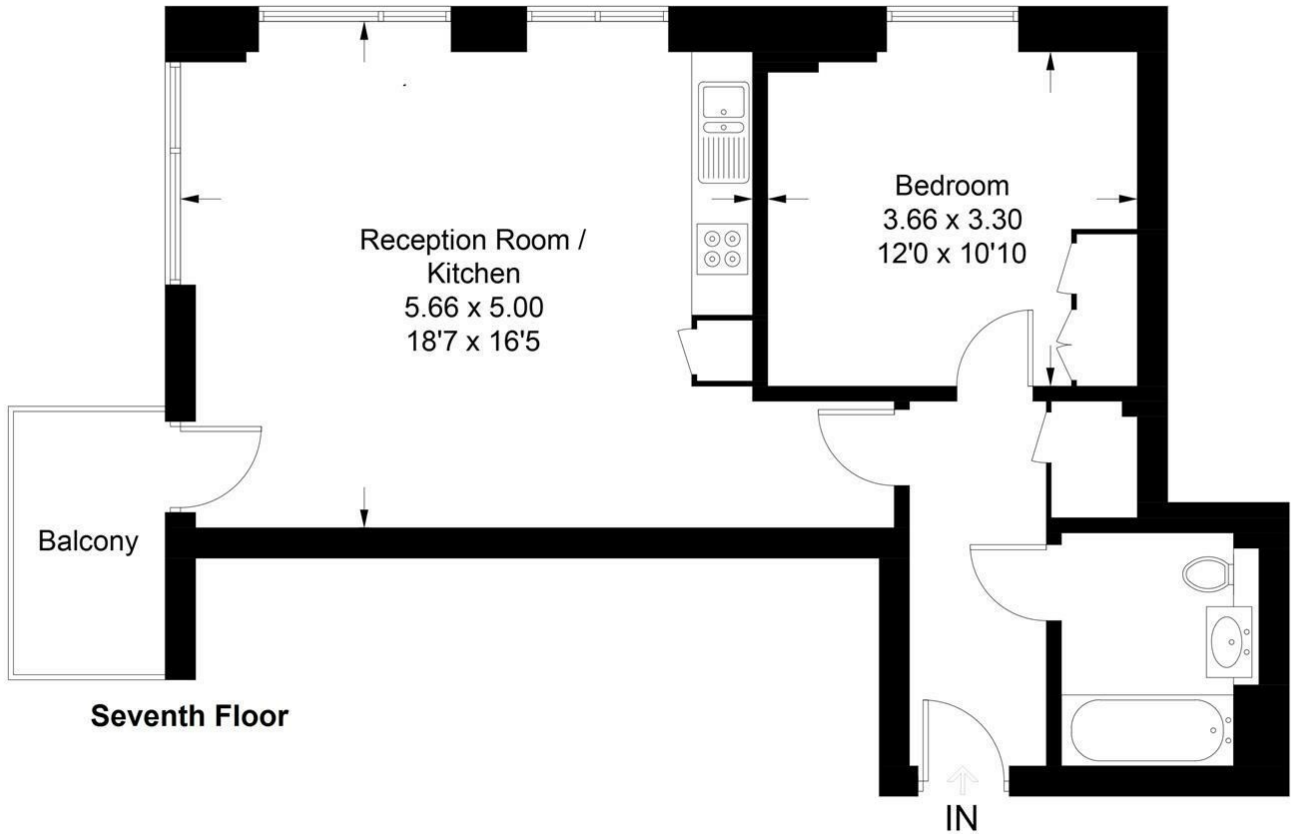




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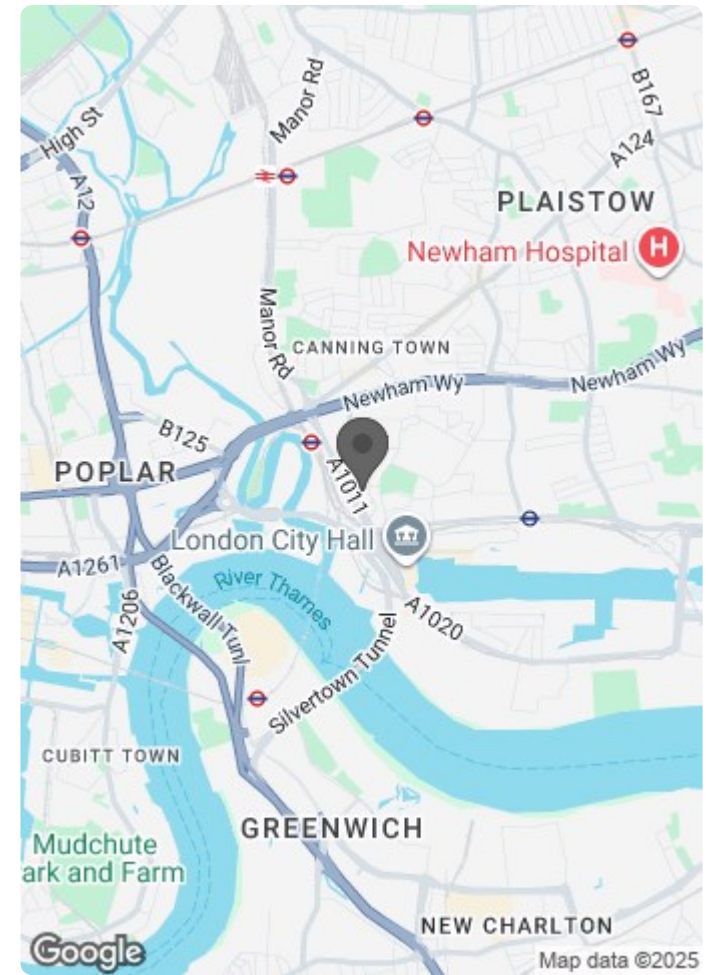
# Sovereign Tower, E16

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID723171)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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	