



## **Avalon Point, 1 Silvocea Way, London, E14 0JJ**

**£470 Per Week**

ORCHARD WHARF IS LOCATED ON THE BANKS OF THE RIVER LEA AND OFFERING EXCELLENT ACCESS TO CANARY WHARF AND THE CITY VIA EAST INDIA DLR STATION.

This fourth floor apartment offers spacious living set over 542 square feet and comprises a large reception room with floor to ceiling windows facing South and door to a sun room/winter garden, the kitchen is separated from the lounge area and is very well appointed with "Smeg" appliances and ample storage space. The double bedroom also has floor to ceiling windows and a generous built in double wardrobe.

The apartment further benefits from a large walk in utility cupboard and additional storage in the lounge. The property has been furnished to a very high standard and is ready to move into.

Comes furnished.

PROPERTY AVAILABLE FROM NOW.

- ORCHARD WHARF
- SUN ROOM/WINTER GDN
- AMPLE STORAGE SPACE
- CONCIERGE
- 1 BEDROOM APARTMENT
- OVER 540 SQUARE FEET
- LOCATED ON THE BANKS OF THE RIVER
- 4TH FLOOR SOUTH FACING
- FURNISHED
- AVAILABLE FROM NOW

## Avalon Point, 1 Silvocea Way, London, E14 0JJ



AVALON POINT



RECEPTION ROOM



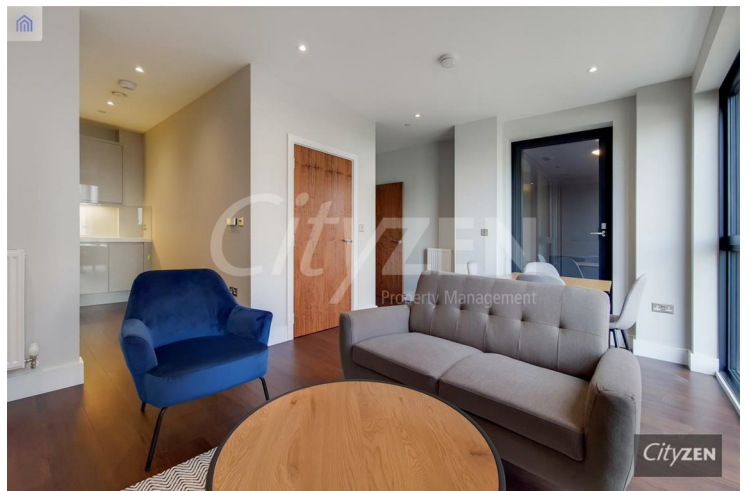
BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

## Avalon Point, 1 Silvocea Way, London, E14 0JJ



SUN ROOM/WINTER GARDEN



SHOWER ROOM



KITCHEN



KITCHEN



— Fourth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
50.40 sqm / 542.50 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanines, restricted head height  
47.30 sqm / 509.13 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
5.21 sqm / 56.08 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B Residential: 55.43 sqm / 598.64 sqft  
IPMS 3C Residential: 53.18 sqm / 572.42 sqft  
IPMS ID: 628f7c9c0350f3e0dddc67532

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England &amp; Wales

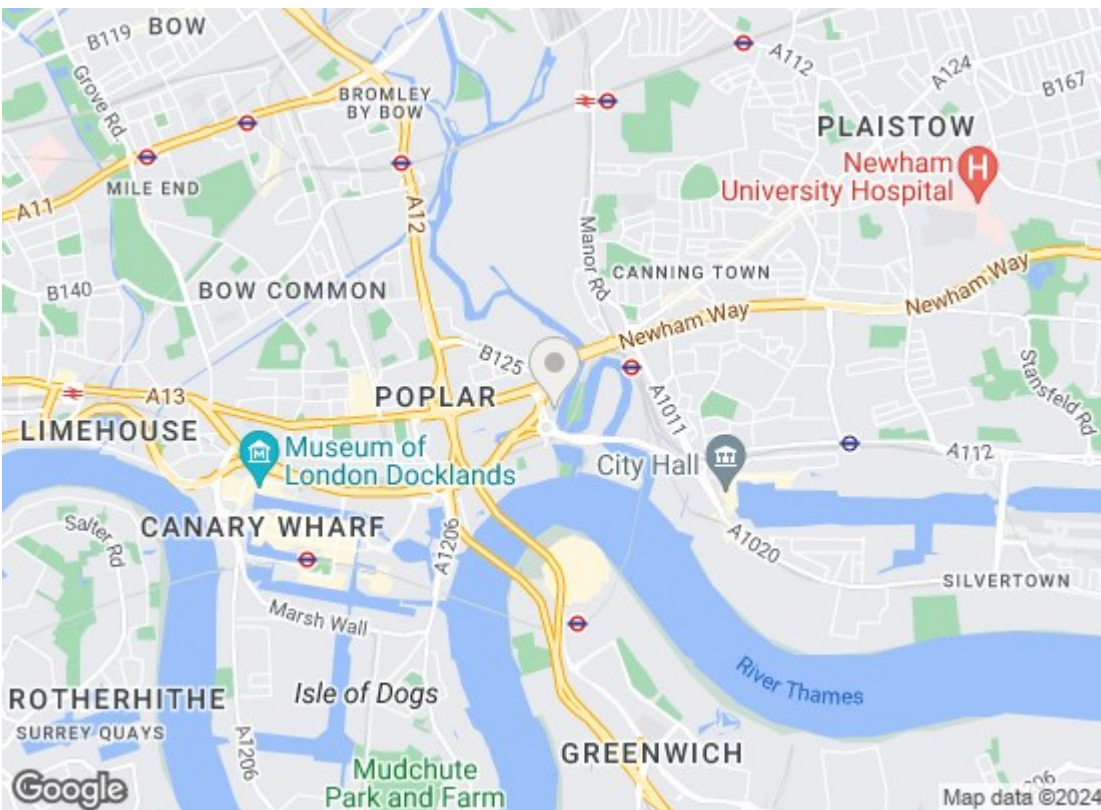
EU Directive 2002/91/EC

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 &amp; Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.