

Avalon Point, 1 Silvocea way, London, E14 0TY

£435 Per Week

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

This sixth floor apartment offers spacious living set over 548 square feet and comprises a large dual aspect reception room with floor to ceiling windows facing West and door to a South facing balcony with partial river views, the kitchen 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.

Comes furnished.

PROPERTY AVAILABLE FROM 16.03.2026

- 1 BEDROOM
- 6th FLOOR
- SOUTH FACING BALCONY
- AMPLE STORAGE
- FURNISHED
- AVAILABLE FROM 16.03.2026

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AVALON POINT



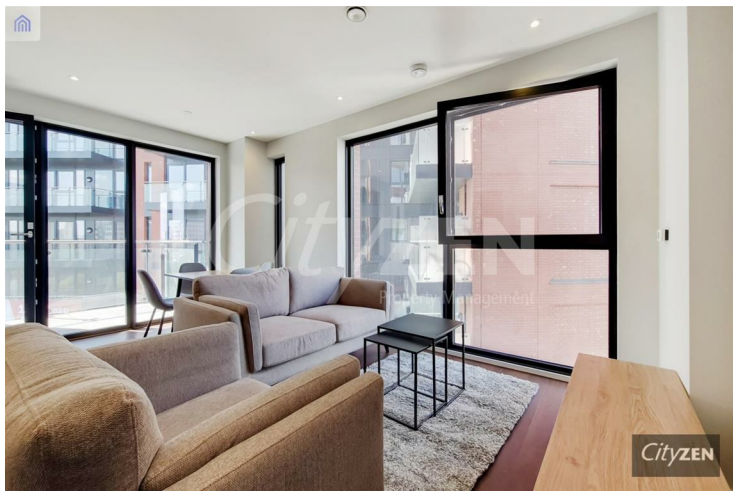
RECEPTION ROOM



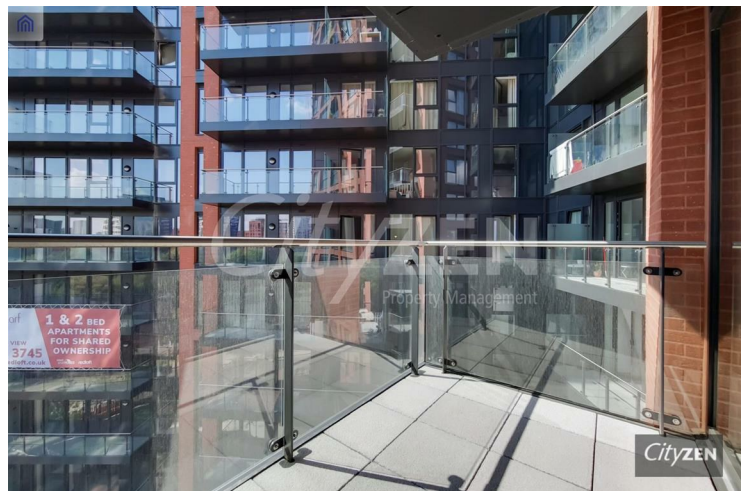
BUILDING ENTRANCE



KITCHEN



RECEPTION ROOM



BALCONY

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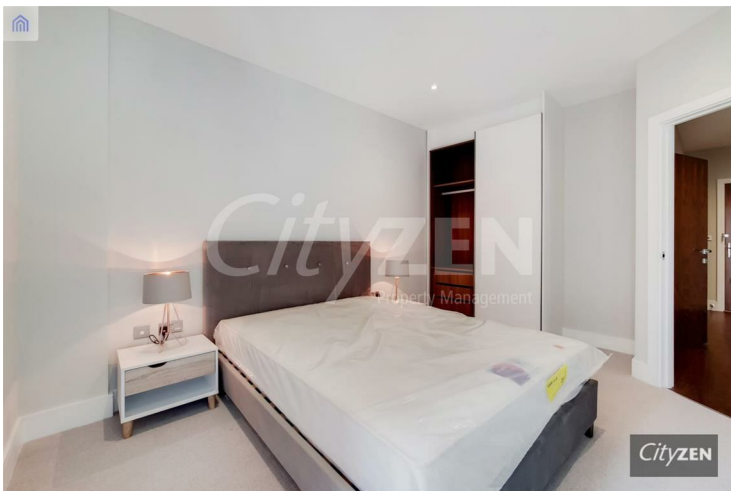
VIEW FROM BALCONY



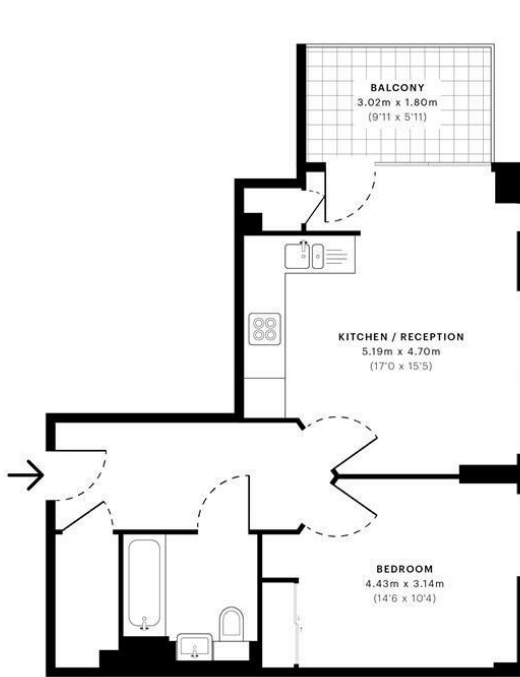
BATHROOM



BEDROOM



BEDROOM



- Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
51.00 sqm / 548.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
48.59 sqm / 523.02 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
9.43 sqm / 101.50 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.39 sqm / 4.20 sqft



Spec' Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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: 60.47 sqm / 650.89 sqft
IPMS 3C RESIDENTIAL: 58.60 sqm / 630.77 sqft
IPMS ID: 62f5a0d33bc3b0dd8a38913

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 & Wales

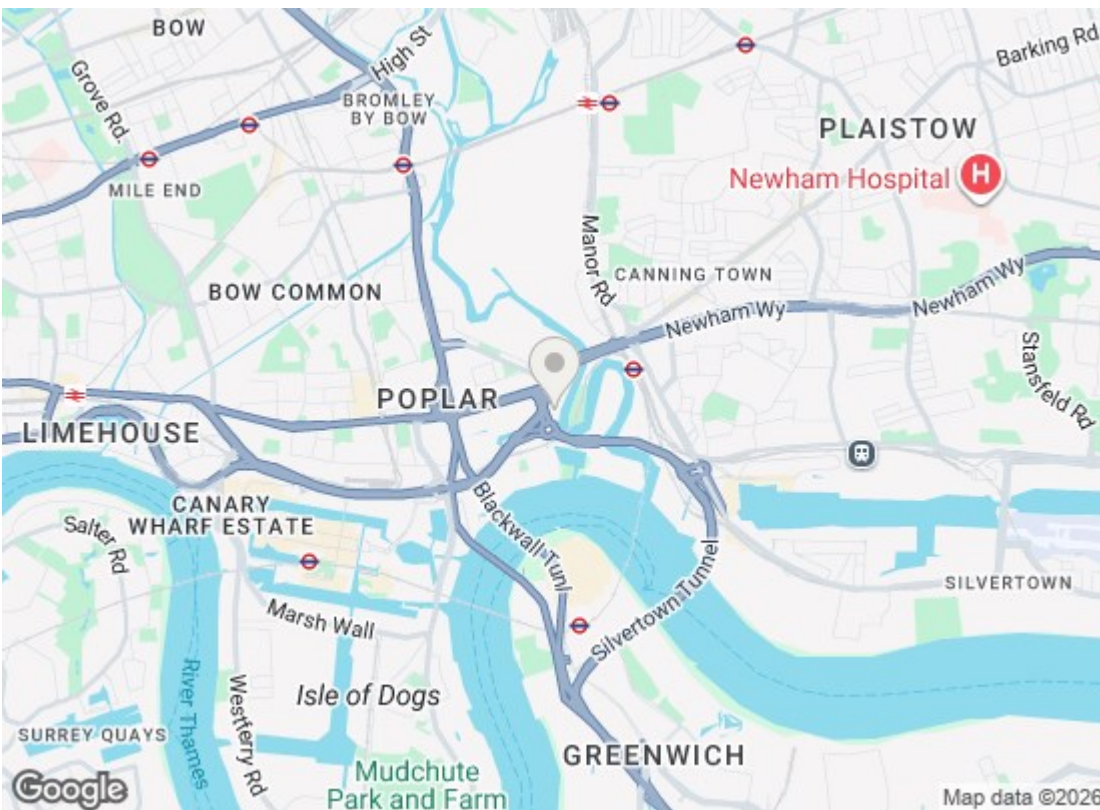
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & 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.