



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

£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 6th floor apartment offers spacious living set over 604 square feet and comprises a large West facing reception room with access to a West facing sun room with sliding windows opening the room up to the outside, the kitchen is separated away from the living space within a corner of the room 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.

Comes furnished.

PROPERTY AVAILABLE FROM 09.09.2024

- ORCHARD WHARF
- AVAILABLE FROM 09.09.2024
- SUN ROOM/BALCONY
- ONE BEDROOM ON 6TH FLOOR
- FURNISHED TO A HIGH STANDARD
- AMPLE STORAGE SPACE
- OVER 600 SQUARE FEET
- WEST FACING
- LOCATED ON BANKS OF RIVER LEA

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



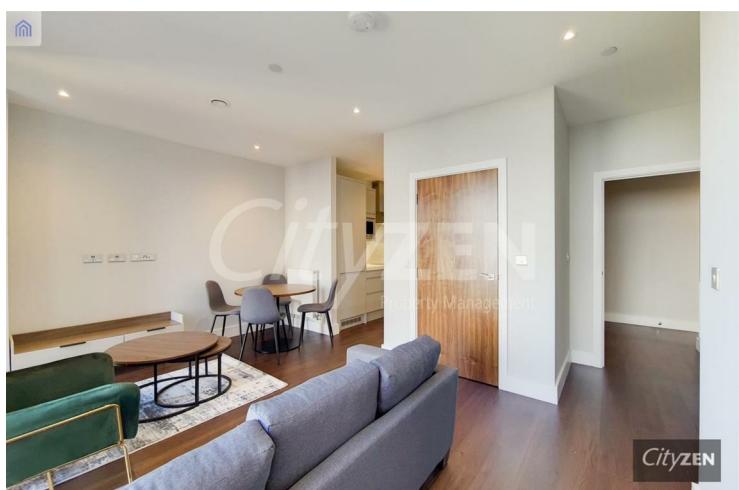
AVALON POINT



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



BEDROOM

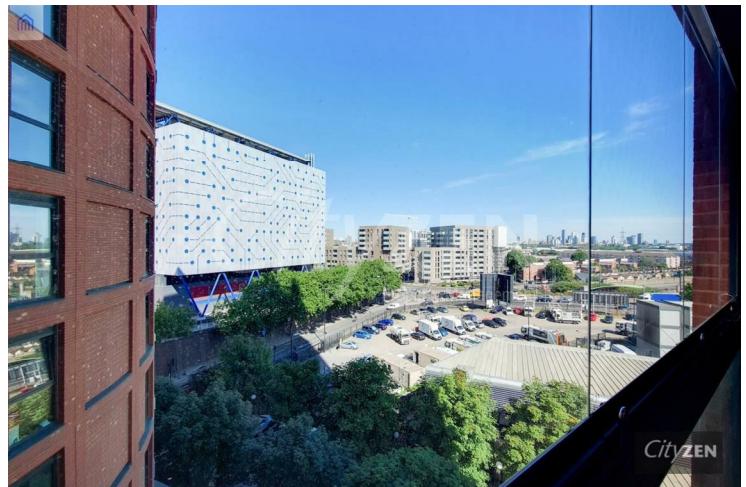


RECEPTION ROOM

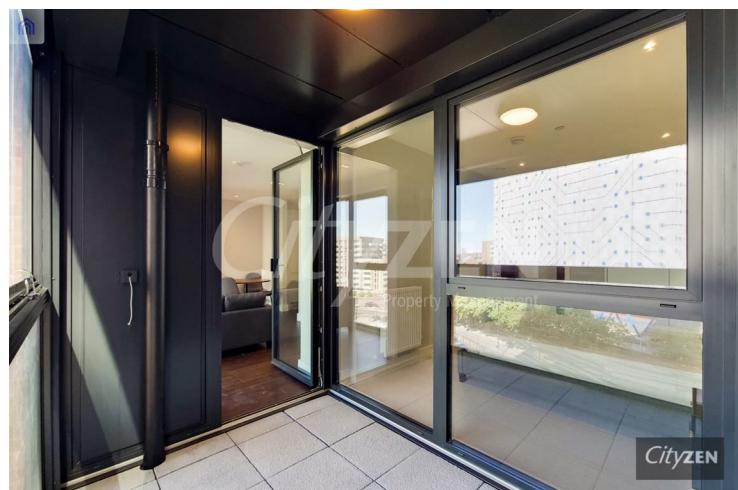
Avalon Point, 1 Silvocea Way, London, E14 0TY



KITCHEN



VIEW FROM WEST FACING SUN ROOM/BALCONY



BALCONY/SUN ROOM



AVALON POINT



BATHROOM

→ z

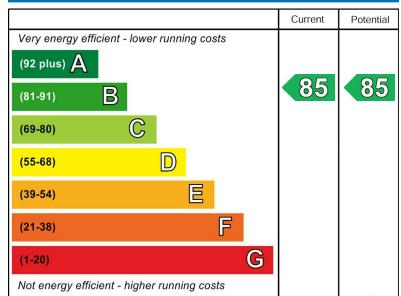


— Sixth Floor

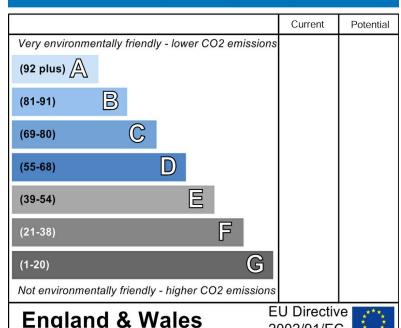
GROSS INTERNAL AREA (GIA) 56.13 sqm / 604.18 sqft	NET INTERNAL AREA (NIA) 51.82 sqm / 557.79 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
Specified floor plans are produced in accordance with RICS 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 3R RESIDENTIAL 55.82 sqm / 600.84 sqft IPMS 3O RESIDENTIAL 52.37 sqm / 563.71 sqft SPEC ID: 62cc3d3fca7fa0dd903a7c			



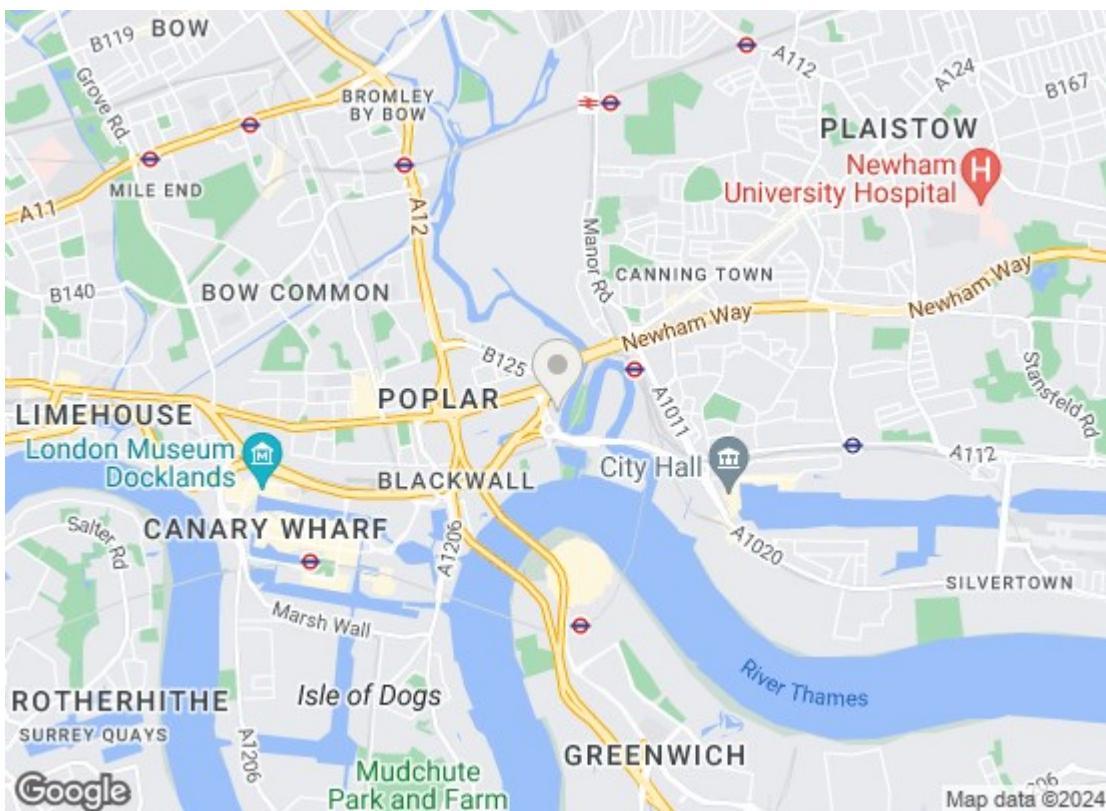
Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating

England & Wales



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.