

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

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AVALON POINT



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

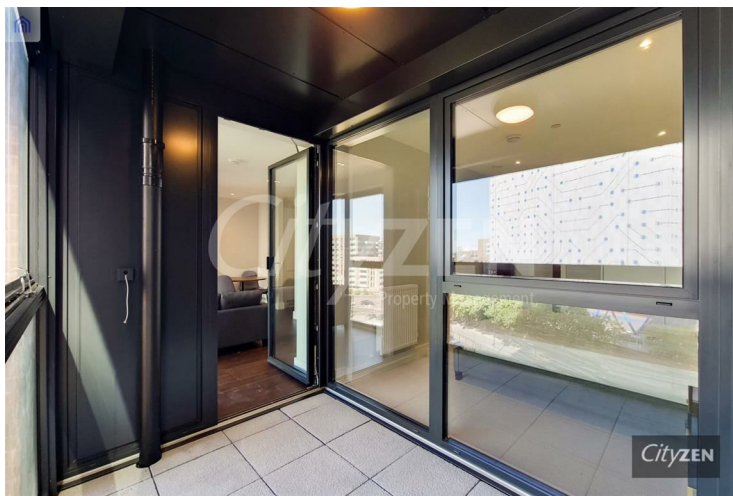
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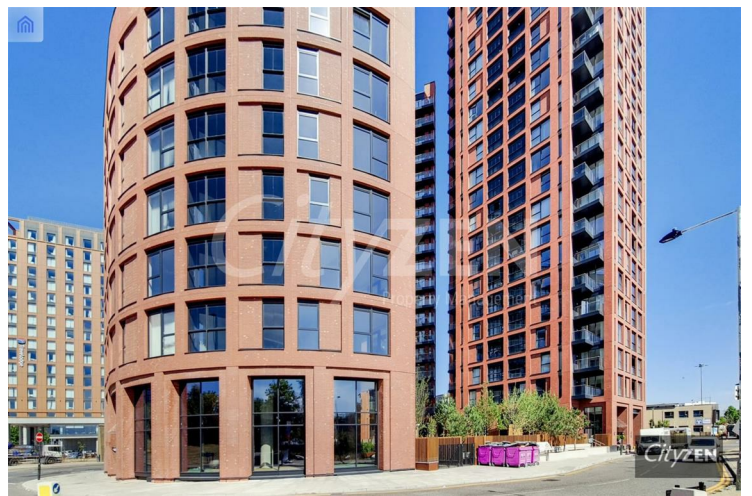
KITCHEN



VIEW FROM WEST FACING SUN ROOM/BALCONY



BALCONY/SUN ROOM

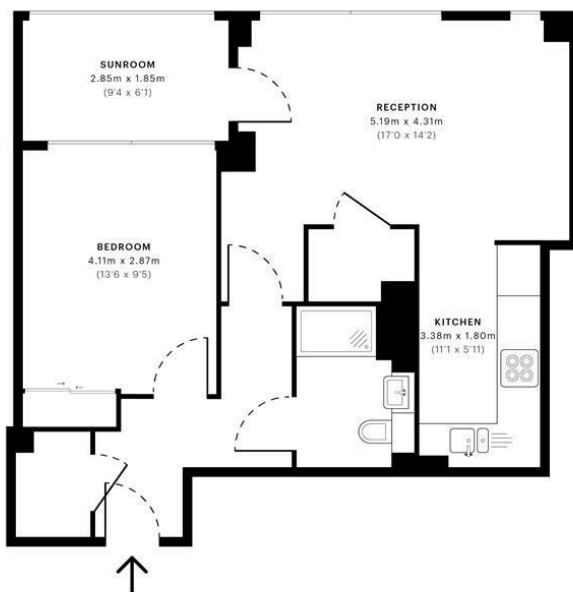


AVALON POINT



BATHROOM

→ z



— Sixth Floor

GROSS INTERNAL AREA (GIA)
The floorplate of the property
56.13 sqm / 604.18 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids and limited head height
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



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 2B RESIDENTIAL: 55.82 sqm / 600.84 sqft
IPMS 3B RESIDENTIAL: 52.37 sqm / 565.71 sqft
IPMS ID: 63cc3d3fca5ad0dd031a7c

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.