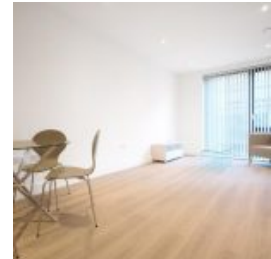


# Sailors House, 16 Deauville Close, Aberfeldy Village, Tower Hamlets, London, E14 0JT - £340,000



Docklands Prestige Residential are delighted to present a Modern One Bedroom apartment situated in Sailors House, which is part of the development Aberfeldy Village in East India Docks, E14, for sale. Situated on the second, this modern apartment benefits from bright reception with floor to ceiling windows with a modern stylish open plan kitchen with integrated appliances. Large balcony is accessible from the lounge. Good size double bedroom with built-in wardrobe. Aberfeldy Village is a fantastic development offering peaceful residential living to its tenants. The development has a 24 hour concierge service and a residents-only gym available for use.

## Location

Canary Wharf is located just 1.5 miles from the property and offers a range of amenities, which include popular restaurants, cafes, lively bars, and a shopping centre with high-street shops and designer boutiques. The property is located within walking distance of East India DLR station, which offers interchanging services to Canary Wharf and Bank in eight and 15 minutes respectively.

Remaining lease: 145 years approx

Service charge: £2000 per year approx

Ground rent :-£350 per year approx

External Wall Fire Review ( EWS1)

Rating: A1 no combustible Materials

## Overview

- 1 Bed
- Bath

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		