

# 16 Deauville Close, Aberfeldy Village, Tower Hemlets, 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 modern stylish open plan kitchen with integrated appliances. Large balcony accessible from 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.

Lease - 145 years approx.

Service charge - £2000 Per Year approx.

Ground rent - £350 Per Year approx.

## 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		