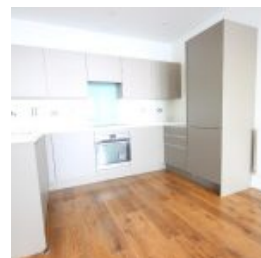
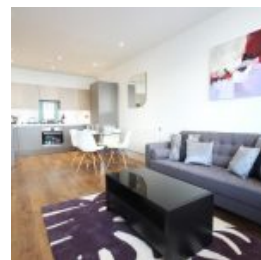
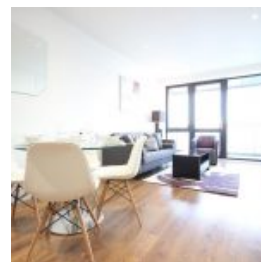


Lighterman Point, 3 New Village Avenue, London, E14 0ND - £520,000



Overview

- 2 Bed
- Bath

Docklands Prestige Residential proudly presents a stylish Two Bedroom, Two Bathroom Apartment for sale in Aberfeldy Village, E14. Situated on the fourth floor of a 9-story building, this modern apartment offers a spacious living area of 70.8 sqm (768.8 sqft) and features a full-width terrace and a fully integrated kitchen with white goods.

Residents of Aberfeldy Village enjoy exceptional amenities, including a 24-hour concierge, communal gym, landscaped courtyards, media room, and co-working area. The apartment is conveniently located less than a 10-minute walk from Canning Town DLR and underground station, providing direct access to Canary Wharf, London Bridge, Waterloo, and North Greenwich.

The property comes with a leasehold of approximately 145 years, with a service charge of around £2,400 per year and a ground rent of approximately £350 per year.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		