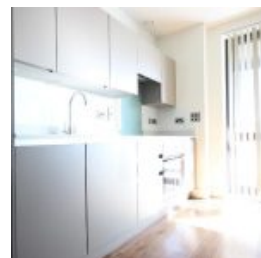
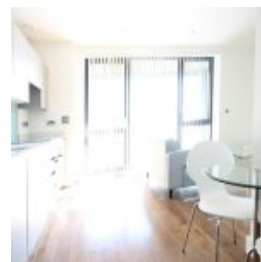


Lighterman Point, 3 New Village Avenue, London, E14 0NH - £320,000



Docklands Prestige Residential is pleased to introduce a studio apartment located in Lighterman House, Aberfeldy Village in East India Docks, E14. This apartment has been finished to a high standard, featuring integrated appliances and a contemporary family bathroom. It also benefits from stunning floor-to-ceiling windows and a winter garden.

Service Charge: Approximately £1,887 per year

Ground Rent: Approximately £350 per year

Lease: Approximately 140 years remaining

Location

Aberfeldy Village provides residents with the added convenience of a gym and a dedicated concierge service.

Canary Wharf, situated just 1.5 miles from Aberfeldy Village, offers a variety of amenities including well-regarded restaurants, inviting cafes, lively bars, and a shopping center featuring both high-street shops and designer boutiques.

Additionally, Aberfeldy Village is conveniently located within walking distance of East India DLR station, providing direct links to Canary Wharf and the surrounding areas.

Overview

- 0 Bed
- Bath

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		