



# Connaught Heights, 2 Agnes George Walk, London E16 2FR

available for Sale in Waterside Park,E16.

## £470,000 Leasehold

Stunning Two Bedroom, Two Bathroom Apartment with Parking

### Description

Docklands Prestige Residential are delighted to offer this beautiful Two Bedroom, Two Bathroom Apartment with allocated Parking. The property is located within a modern development named Waterside Park. Excellently located next to Pontoon Dock DLR station and access to Thames Barrier Park.

THE PROPERTY IS COMING WITH ALLOCATED PARKING SPACE

This apartment benefits from:

- Two double bedrooms; master with ensuite bathroom
- Open plan kitchen with fully integrated appliances
- Fully fitted family bathroom
- Balcony
- Gym
- Concierge
- Third floor

This development offers a great standard of living for its residents and has local amenities including:

- Convenience local store
- Coffee/ breakfast/ lunch restaurant
- Dry cleaners



- Daycare/Nursery

Service charge - £2500 p/a approximately

Ground rent - £350 p/a approximately

Lease - 117 years approximately

The area benefits from landscaped open space and private residents' gated courtyards. It is located next to the award-winning Thames Barrier Park and River Thames.

Excellent transport links for easy access to London City Airport and the shops. Pontoon Dock is situated just minutes from some of East London's key leisure, retail, commercial and travel destinations including Canary Wharf, The O2, Westfields Stratford, The City and London City Airport.

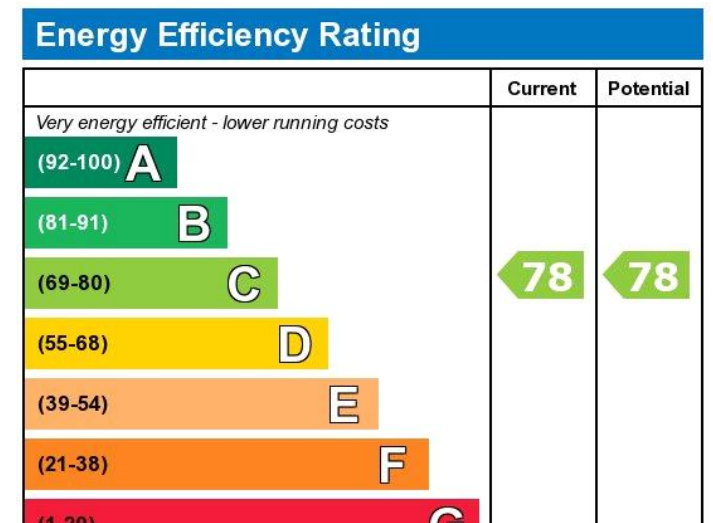
The area will soon be connected to the new London Cross rail network.

## **Tenure**

Leasehold



Living/Diner	4720 x 3110	15' 6" x 10' 2"
Kitchen	3400 x 2050	11' 2" x 6' 9"
Bedroom 1	3520 max x 3365 max	11' 7" max x 11' max
Bedroom 2	3520 x 2600	11' 7" x 8' 6"
Bathroom	2200 x 2050	7' 3" x 6' 9"
En-suite	2200 x 1500	7' 3" x 4' 11"
Balcony	3370 x 1533	11' 1" x 5'
<b>Total Flat Area</b>	<b>63.3 sqm</b>	<b>681 sqft</b>
Balcony Area	4.9 sqm	53 sqft



Viewing by appointment only  
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