



 **2**
Bedrooms

 **1**
Bathroom



Humphrey & Co Estates is proud to present this stunning two bedroom modern purpose built flat situated only a few stops away from Canary Wharf and Canning Town Station.

The apartments approximate floor area is 63 square metres, or 678 square feet, and it benefits from entrance hall , an open plan living room, two bedrooms, a family bathroom, and a large balcony from where the occupiers can admire the spectacular views of the docks and the skyline of London.

other benefit includes gas central heating, double glazing and close to good transport links.

The property is situated on the seventh floor and it is perfect for working professionals and working families who need easy access to the city.

Service Charge £1,700 PA APOX

Ground Rent £150 PA APPROX

- Two Bedroom
- Modern fitted Kitchen
- Modern Family Bathroom
- Open Plan Living Area
- Double Glazing
- Gas Central heating

· Long Lease

we highly recommend early viewings as this proeprty is perfect for a first time buyer or a Buy - to - let investor.



Asking Price £400,000
42 Leven Road, E14 0GY

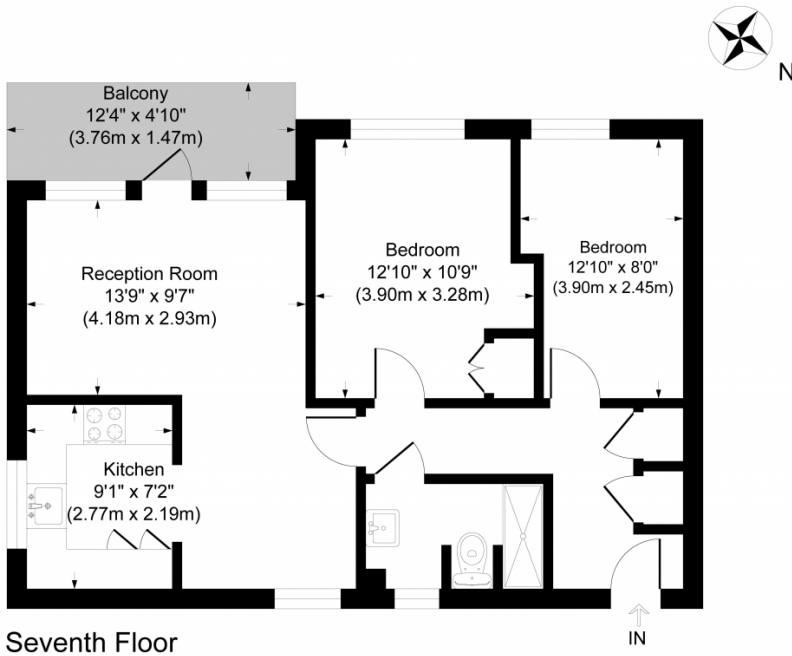
Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.



Atelier Court

Approximate Gross Internal Area
Total = 62.9 sq m / 678 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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