



**FIRST FLOOR FLAT WITH LIFT ACCESS**

**TWO ENSUITE BEDROOMS**

**ALLOCATED PARKING**

**25FT LOUNGE KITCHEN**

**COMMUNAL GARDENS**

**STUDY ROOM**

**SEPARATE WC**

**CLOSE TO LOCAL AMENITIES AND TRANSPORT**



Offers in the region of £315,000

This beautifully presented first floor flat located in Academy Court is a must see for anyone looking to live in luxury.

The apartment is located on the first floor in Academy Court, a stunning Art Deco building with its many original period features. The building was previously the main campus of the University of East London. It retains the high ceilings and its modern open plan living makes it very light and airy and gives the apartment a truly prestigious feel. Located next to Mayesbrook Park, within walking distance to Sport House and approximately 35 minutes to Canary Wharf and Fenchurch Street Station. With high ceilings and boasting a 25' lounge and en-suites to both double bedrooms, this property also has the added benefit of a study. The property also benefits from double glazing and gas central heating (untested). Externally the property also comes with allocated parking and communal gardens.

**Lease Information**

The unexpired lease is 91 years, ground rent is £300 and service charge is £1500 per annum

**Communal Entrance Hall**

Entrance via entryphone system to a spacious entrance with tiling and carpets to floors. Communal stairs and lifts to all floors.

**Entrance Hall**

Spacious hallway with high ceilings, laminate flooring. Radiator, boiler room housing washing machine, doors to rest of the accommodation.

**Kitchen/Lounge 25ft 4in x 13ft 9in (7.7m x 4.2m)**

Amazing open plan living space with multiple Georgian bar double glazed windows. The living area has two radiators, ample power points. TV and telephone points.

Modern Fitted Kitchen: With a range of high gloss wall mounted and base storage units with work surfaces and upstands. Integrated oven with ceramic hob Stainless steel extractor hood, stainless steel splashback to hob. Stainless steel sink with mixer tap.

**Bedroom 1 11ft 11in x 11ft 10in (3.6m x 3.6m)**

Double glazed window, laminate flooring, door to ensuite

**Ensuite to bedroom 1 8ft 6in x 5ft 7in (2.6m x 1.7m)**

Large walk in shower with mixer set, shower screen, Roca Laura wall hung wash basin with chrome mixer tap. Wall hung WC with concealed dual flush cistern, tiled floor, tiling to walls, radiator, extractor fan.

**Bedroom 2 13ft 5in x 12ft 6in (4.1m x 3.8m)**

Two double glazed windows, mirrored wardrobes, radiator, storage cupboard, door to ensuite.

**Ensuite to bedroom 2 7ft 5in x 6ft 2in (2.3m x 1.9m)**

Enclosed panel bath with mixer tap and shower mixer. Roca Laura wall hung wash basin with chrome mixer tap. Wall hung WC with concealed dual flush cistern, tiled floor, tiling to walls, radiator, extractor fan.

**Cloakroom**

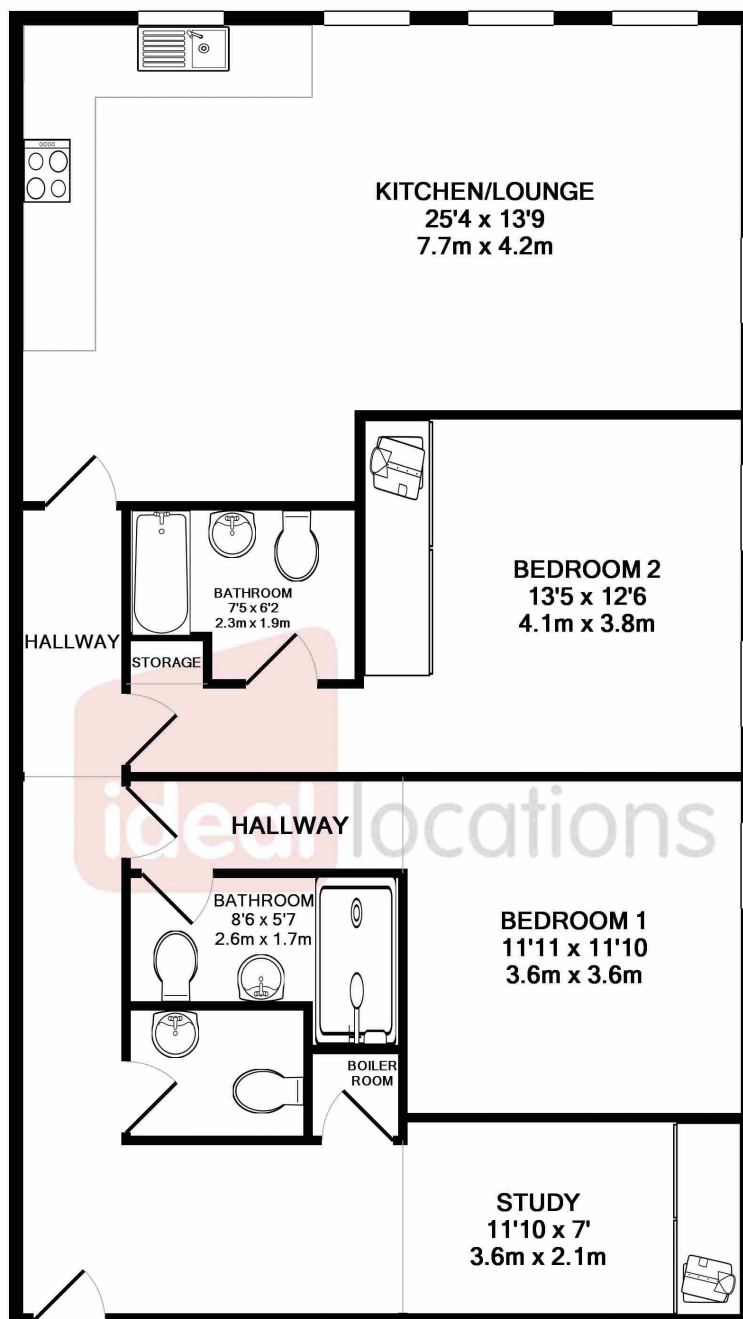
Roca Laura wall hung wash basin with chrome mixer tap. Wall hung WC with concealed dual flush cistern, tiled floor, radiator, extractor fan.

**Study/office room 11ft 10in x 7ft (3.6m x 2.1m)**

Built in mirrored wardrobes, laminate flooring, radiator.

**Parking**

The flat has one allocated parking space.



TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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