



# Rathbone Street, Canning Town, E16

Asking Price: £525,000

Benham  
& Reeves

# Rathbone Street, Canning Town, E16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This well-proportioned apartment offers an abundance of natural light throughout and offers views over its patio / terrace, towards the communal podium gardens from principal rooms.

A well-proportioned dual aspect open-plan reception room with modern, fully fitted kitchen opens onto the terrace. Both bedrooms have fitted wardrobes and the bedroom also overlooks the terrace. The property also includes a large family bathroom and good size storage cupboard.

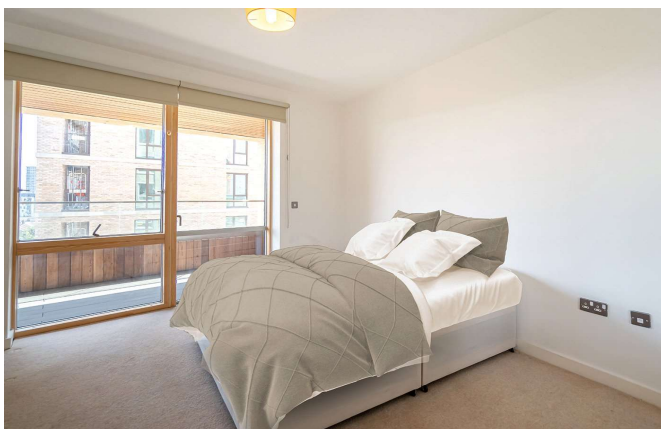
This stunning apartment is well positioned within Canning Town and the nearest station is Canning Town approximately 0.4 miles away allowing access to Canary Wharf & the City.

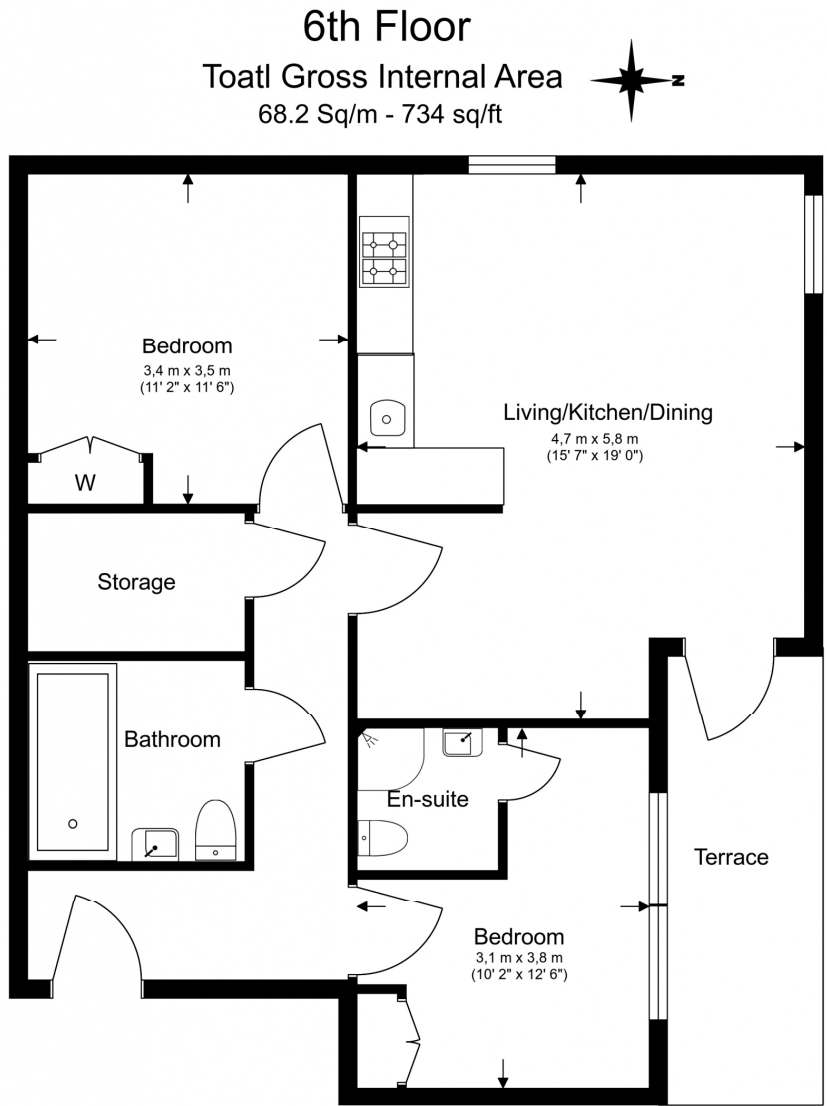




## Property Features:

- 2 bedroom
- 2 bathroom
- 6th floor
- Large Private Balcony
- Communal outdoor gym
- Communal podium garden
- Secured Entrance And Lift Access
- 0.4 miles from Canning Town station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £525,000

Tenure: Leasehold  
Expires 13/12/2262  
Approximately 239 Years Remaining

Ground Rent: £200 (per annum)  
Ground rent annum doubling on 1/1/2040, on every 25th year there after.

Service Charge: £3,210.42 approx. (per annum)  
£1,605.21 (Year 2023 half year)

Building insurance £305-408p.a

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CHD230010

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W: [www.benhams.com](http://www.benhams.com)

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