



# Turner Street, Canning Town, E16

Asking Price: £400,000

 Benham  
& Reeves



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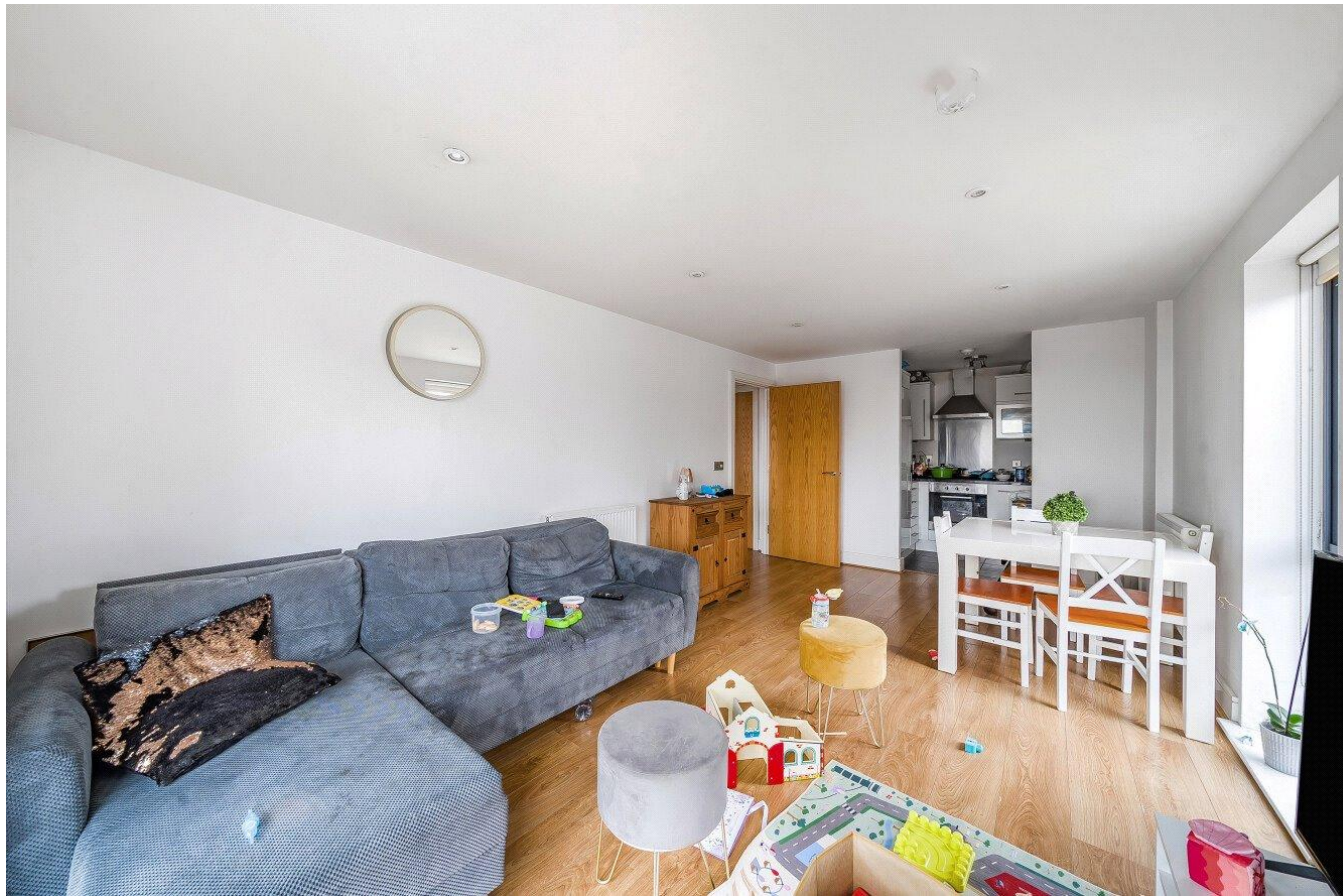
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious 2 bedroom, 2 bathroom apartment occupying the 5th floor of a contemporary purpose-built block. The flat spans approximately 739 square feet and consists of a principal double bedroom with an en-suite shower room and fitted wardrobes, a second double bedroom, an open-plan kitchen/living room which leads onto a private balcony. In addition there is a family bathroom and a storage cupboard in the hallway.

The apartment has wooden flooring throughout and includes a secure allocated parking space. The development also has a lift, 24-hour concierge and video entry system.

The property is ideally located moments away from Canning Town Underground station, located 0.3 miles away, and Royal Victoria DLR located 0.5 miles away, in addition to local amenities nearby.

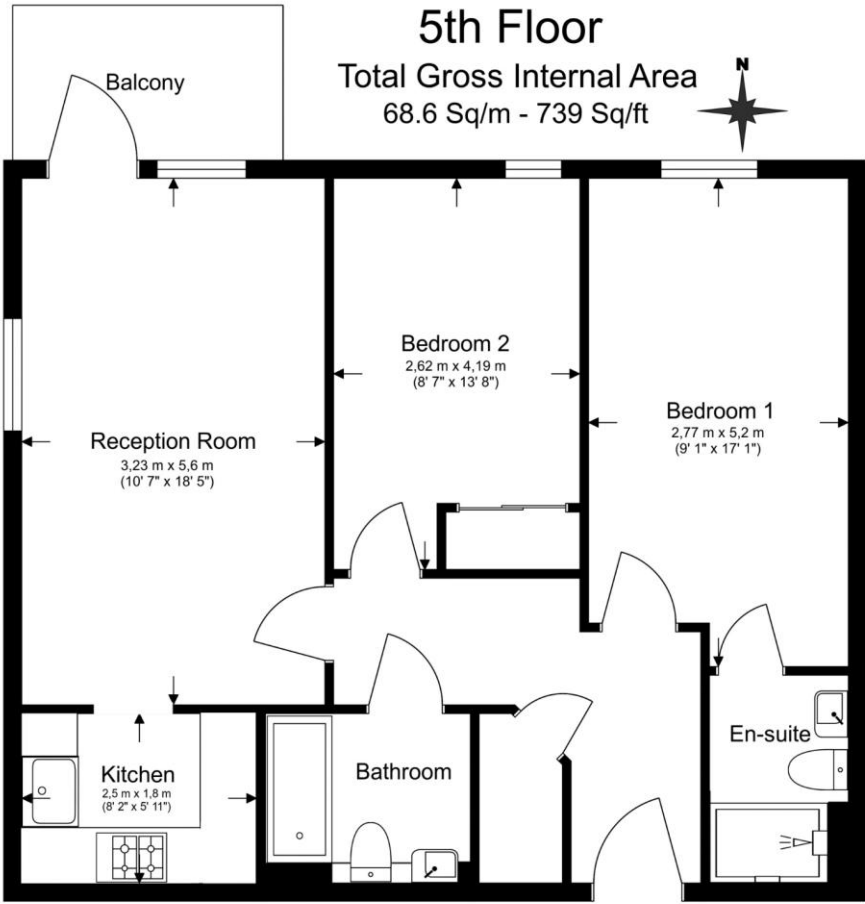




## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 5th Floor
- Secure Parking
- Private Balcony
- 24 Hour Concierge
- Communal Garden Space





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 17/05/2157 Approximately 132 Years Remaining
Ground Rent:	£300.00 (per annum)
Service Charge:	£3,600.00 (per annum) For 2024
Anticipated Rent:	£1,800.00 pcm Approx. 5.1% Yield

## Viewings:

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

Our reference: CWH240374

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

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