



## Cassilis Road, London, E14 9LQ

### Offers In The Region Of £400,000



**\*\*976 LEASE - 700SQFT - STUNNING APARTMENT WITH UNDERGROUND PARKING - INCLUDES CONCIERGE SERVICE, A SWIMMING POOL, GYM, AND SAUNA FACILITIES\*\***

OC Homes is delighted to offer this spacious, well-presented one-bedroom apartment on the first floor of this highly desirable development. The flat boasts a spacious open-plan lounge and fitted kitchen, a large master bedroom with fitted wardrobes, and a three-piece bathroom suite.

The Canary Central development is perfectly situated, just moments away from the magnificent local amenities of Canary Wharf, and offers all residents access to a gym, swimming pool, sauna, communal gardens, and a 24-hour concierge service.

Transport links close to the property include South Quay DLR Station and Canary Wharf Underground Station for the Jubilee Line.

LEASE: 976 (999 FROM 01/01/2002)  
SERVICE CHARGE: £4892 P/A  
GROUND RENT: £250 P/A

- LARGE APARTMENT WITHIN SOUGHT AFTER DEVELOPMENT - 700 SQFT
- UNDERGROUND PARKING
- 24-HOUR CONCIERGE
- LIFT ACCESS
- SWIMMING POOL
- GYM
- SAUNA
- WALKING DISTANCE TO VARIOUS STATIONS
- LEASE: 976 YEARS REMAINING

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

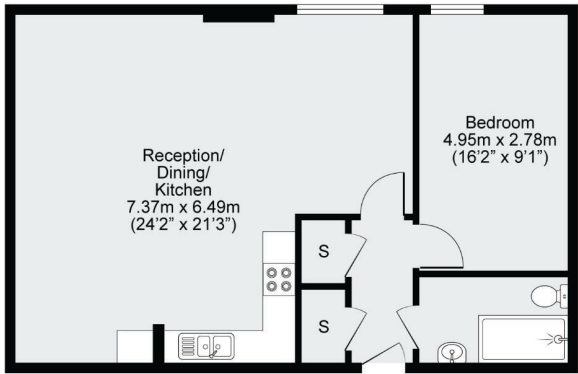






Gainsborough House, Cassilis Road, Canary Wharf, London, E14

GROSS INTERNAL AREA  
65.0sqm / 699.6sqft



Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
65.0sqm / 699.6sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.4sqm / 25.8sqft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Veranda etc.  
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft

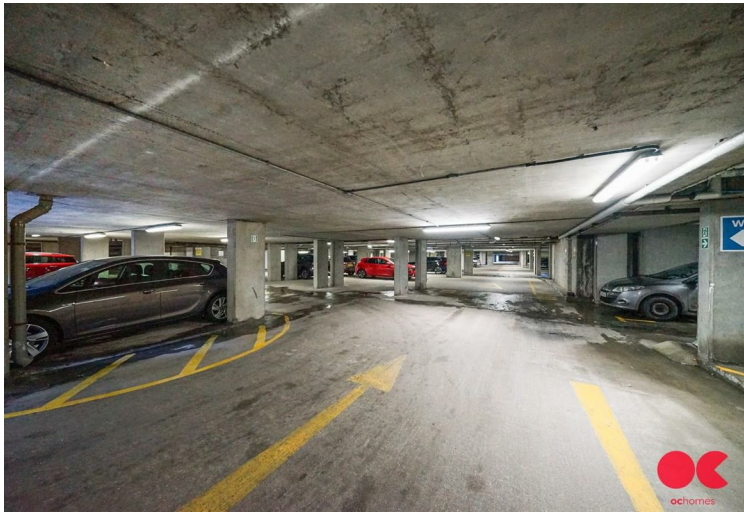
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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