



FLAT 15 VERMILLION BUILDING LONDON, E16 1GQ

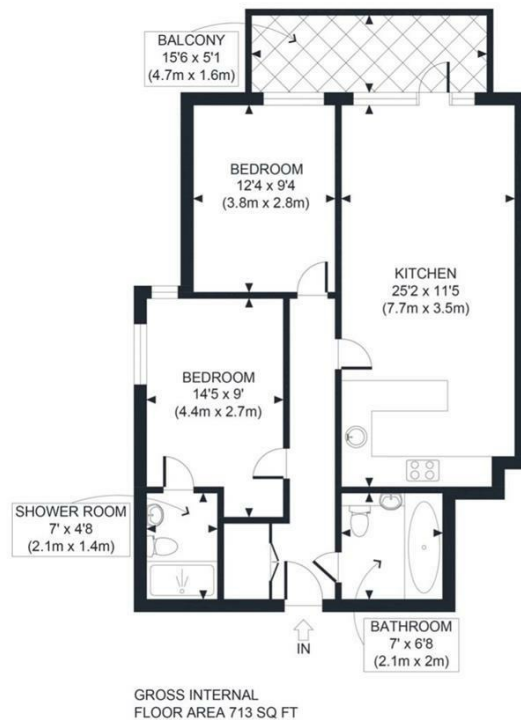
£395,000
LEASEHOLD

Offered to the market Chain Free, this two double bedroom, 2nd floor property is in the modern and chic Vermillion/Rathbone Market development, which is just a stones throw from Canning Town Station. The property consists of a modern kitchen and a large and spacious open plan living room/reception area, which leads to a private balcony/winter garden area, which faces the quieter side of the building.

There are also two good-sized double bedrooms, one of which has an en suite bathroom and a larger family bathroom suite. The finishes in the property are done to a high specification throughout and the property presents in immaculate condition.

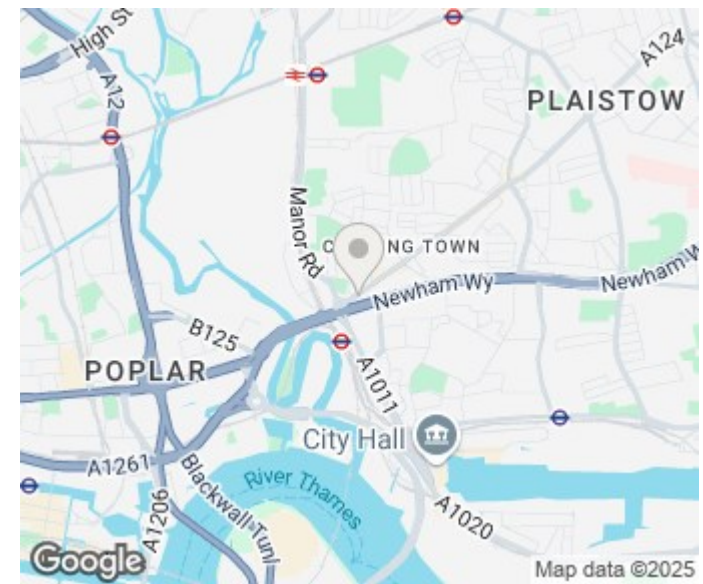
The Vermillion Building is ideally located, just 0.2 miles from both Canning Town Tube Station, as well as the DLR station, providing amazing access to just about anywhere within the City of London, West London and North London via both of these lines.

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APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQM

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



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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