



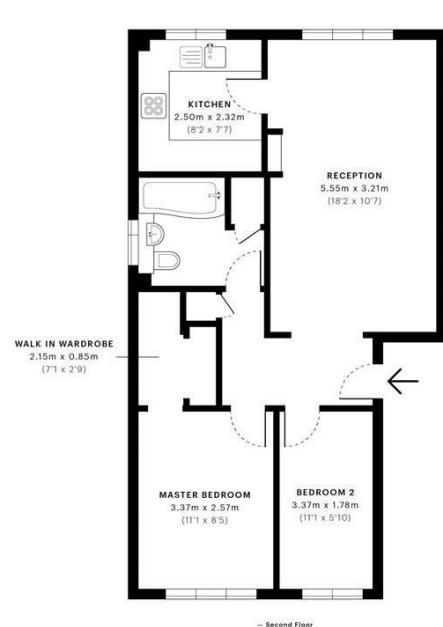
## 11 RAWSTHORNE CLOSE LONDON, E16 2JR

**£300,000  
LEASEHOLD**

This gorgeous two double bedroom apartment is situated within this small purpose built block neighbouring London City airport; making it ideal for regular commuters to Europe or for anyone working at the airport itself. London City airport also has its own dedicated DLR station, making it an easy commute in to Canary Wharf and the City of London and the property also benefits from its own allocated off-street parking space. The property comprises of an open-plan living room/dining area, as well as a semi-separate kitchenette area, two good-sized double bedrooms, a modern bathroom.

Rawsthorne Close is well-positioned for commuters and local residents alike. London City Airport DLR station is nearby, providing quick access to Canary Wharf in under 20 minutes, and direct routes into Bank and the City. Additionally, the nearby Royal Wharf Pier offers Thames Clipper (Uber Boat) services, giving residents a scenic and relaxed way to travel along the River Thames to destinations such as Canary Wharf, Tower Bridge, London Bridge, and Westminster. The area also benefits from local shops, cafés, and green open spaces including Thames Barrier Park and Royal Victoria Gardens—all within walking distance.

**DouglasPryce**



GROSS INTERNAL AREA (sqm)  
The floor area of the property.  
53.10 sqm / 571.56 sqft

NET INTERNAL AREA (sqm)  
The floor area of the property, including areas under stairs, landings, and other areas that are not habitable.  
49.19 sqm / 533.94 sqft

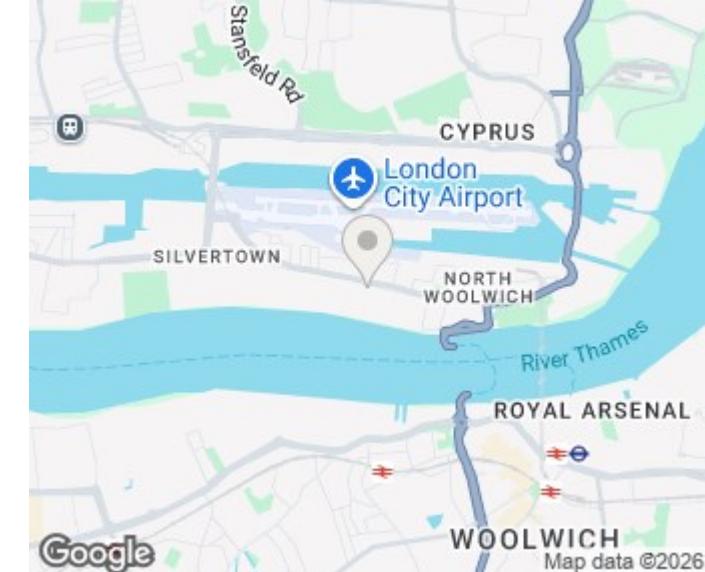
EXTERNAL STRUCTURAL FEATURES (sqm)  
The area of external structural features, such as porches and verandas.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAT HEIGHT (sqm)  
The area of the property that is subject to height restrictions, such as under stairs or in attics.  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards, giving a high level of confidence in the accuracy of area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scans.

IPMS 3E RESIDENTIAL: 53.32 sqm / 573.03 sqft  
IPMS 3C RESIDENTIAL: 50.12 sqm / 539.49 sqft  
SPEC ID: 5f10270ca7e4df0ea3e30cc0f1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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

Lettings  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

DouglasPryce