

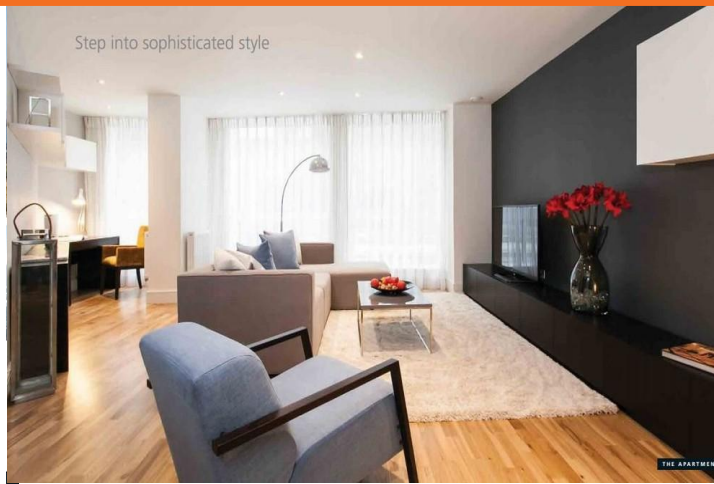


Jude Street | East London | Canary Wharf | E16 1FG

An exciting opportunity to purchase an off-plan one bedroom 10th floor luxury apartment with high specification built by Galliard Homes in this all private development featuring a private balcony, lift in block, daytime concierge, split level podium courtyard, communal roof terrace, CCTV. Approx. 549 sq ft. Due to complete Q4 2016.

Asking Price Of £415,000

Leasehold



- OFF-PLAN PURCHASE
- LUXURY ONE BEDROOM
- TENTH FLOOR APARTMENT
- BALCONY
- DAYTIME CONCIERGE
- ROOF TERRACE
- DUE TO COMPLETE Q4 2016
- 249 YEARS LEASE
- APPROX. 549 SQ FT
- SMEG FITTED APPLIANCES

Property Description

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Preliminary Specification

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings and architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas.
- Internal doors oak veneer.
- Polished stainless steel door furniture.
- Brushed metal switch and socket plates.

- Recessed low energy downlighting.
- Satellite, terrestrial TV and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled heating via radiators to all rooms. • Double glazing throughout.

BEDROOMS

- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobes to all bedrooms.

KITCHENS

- Fully integrated SMEG appliances to include washer/dryer & dishwasher, fridge/freezer, stainless steel oven, ceramic hob, microwave oven.*
- High gloss white unit doors with handleless design.
- Mid brown reconstituted stone worktops and

upstands.

- Stainless steel 1½ bowl inset sink with single lever monobloc tap.
- Glass splashback to hob.
- Feature underlighting to wall units.

BATHROOMS

monobloc taps.

- Clear glass silver framed screen shower enclosures.
- Reconstituted stone vanity top.

SECURITY

- Video entryphone system to each apartment.

COMMUNAL AREAS

- Tiled floors to entrance foyers, fitted carpet to lift lobbies.
- Lifts within each apartment core serving all floor

levels.

- Low energy wall lighting.
- Secure communal cycle storage.
- CCTV monitoring to courtyards and entrance areas.

Payment Structure

£1,000 upon reservation

£148,000 on exchange within 28 days

£266,000 upon completion estimated Q4 2016

Tenure

Leasehold – 249 years unexpired

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate





EPC To Follow

1 BED 51 SQ.M. 549 SQ.FT.