





# Waterside Heights Booth Road, London, E16 2GP

£400,000

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The apartment has approximately 500 sq ft of internal accommodation in addition to a generous balcony space affording wonderful far reaching views of The River Thames. The property comprises an open plan reception with access to the outside space and a modern kitchen with integrated appliances. There is a double bedroom with floor to ceiling windows and built in storage, a contemporary bathroom and a storage cupboard in the hallway.

Residents have access to a 24 hour concierge service. There are several amenities located nearby including restaurants, shops and the Thames Barrier Park which provides an ideal space for quiet retreats of leisure activities. The development is a short walk from Pontoon Dock DLR station with excellent links to destinations across the Capital and London City Airport.

Residents of Waterside Park by Barratt Homes enjoy landscaped communal gardens, an onsite 24-hour concierge and a residents' fitness studio. The open spaces of the Thames Barrier Park are moments away, the property is also within easy reach of the shops, bars and restaurants of the Canary Wharf complex and the nightlife of the O2 arena.

Waterside Park is located within 0.3 miles of Pontoon Dock DLR station and 1.4 miles of Custom House station, where Cross rail (Elizabeth Line) will be operational in 2018. All times and distances are approximate.

Tenure: Leasehold 125 Years From 11th June 2014

Length of lease: approx. 115 years

Annual ground rent: £300

Ground Rent review period: NA

Annual service charge amount: £1742.12

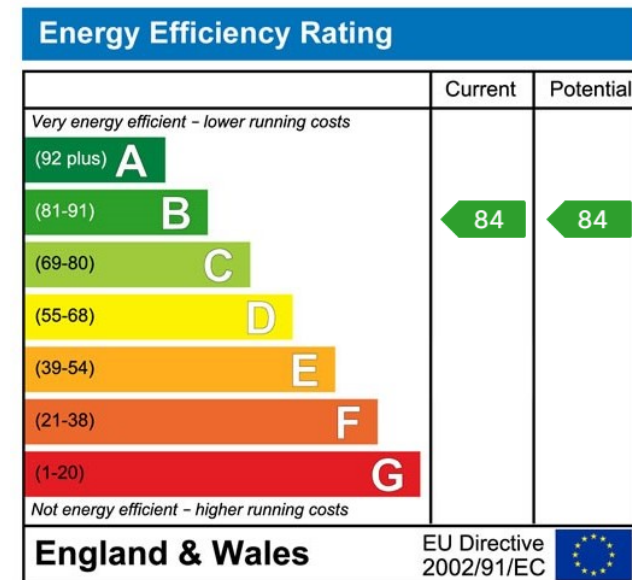
Service charge review period: Annually

Council: Newham

Council Tax Band: C



- ONE BEDROOM APARTMENT • STUNNING RIVER & BARRIER VIEWS
- WALKING DISTANCE TO PONTOON DOCK DLR • 24 HOUR CONCIERGE
- BEAUTIFULLY PRESENTED • RESIDENTS GYMNASIUM
- NEXT TO GREEN OPEN SPACES • PRIVATE BALCONY WITH AMAZING VIEWS
- SERVICE CHARGE £1742.12 P.A. • GROUND RENT £300.00 P.A.



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