



**HENRY**  **WILTSHIRE**

**[www.henrywiltshire.co.uk](http://www.henrywiltshire.co.uk)**

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

## Kingfisher Heights, 2, Bramwell Way

£365,000

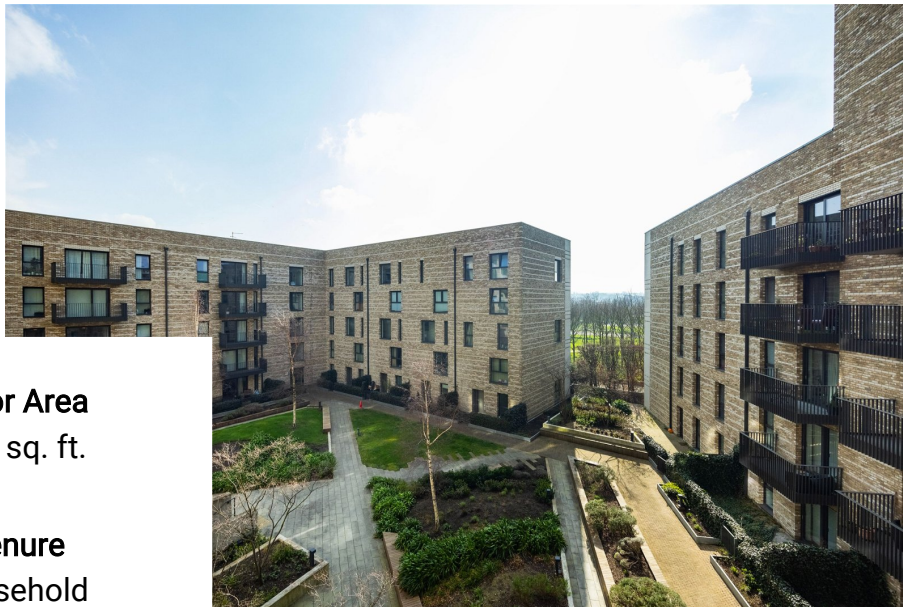
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A modern one bedroom apartment located in this highly popular development moments from Pontoon Dock affording 469 sq.ft. with high a quality finish throughout.







**Floor Area**  
469 sq. ft.

**Tenure**  
Leasehold

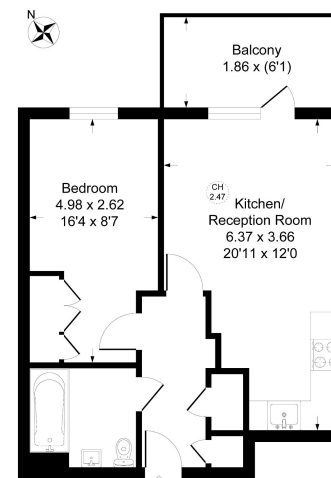
**Service Charge**  
£1800 per annum

**Ground Rent**  
£350 per annum



### Kingfisher Heights

Approximate Gross Internal Floor Area = 43.6 sq m / 469 sq ft



**Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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