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## Barrier Point Road, E16

An impressive one bedroom eighth floor east-facing apartment, commanding panoramic views across the river Thames, barrier and Barrier Park. The spacious accommodation comprises; lounge/diner, with large balcony off, separate kitchen, double bedroom with fitted furniture and bathroom. There is access to an on-site concierge service and a secure allocated underground parking space. Conveniently located for Pontoon Dock DLR Station the property is available unfurnished from mid-end August, 2023. EPC C.

## £1,550 pcm

Council Tax Band E

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**Communal Entrance**

Via security door and either stair or lift access from basement parking area or lobby to 8th floor.

**8th floor lobby**

With further security door leading to residents lobby. Access via entrance door with spyhole to:

**Entrance Hall**

Laminate wood effect flooring. Door to airing cupboard housing gas fired boiler. Further door to storage cupboard. Doors to:

**Lounge/Diner 15' 3" x 13' 3" (4.64m x 4.07m)**

Two sets of sliding double glazed doors leading on to private balcony. Laminate wood effect flooring. TV/Satellite point. Open serving hatch to kitchen.

**Kitchen 9' 6" x 6' 9" (2.89m x 2.07m)**

Range of base and wall mounted units with granite effect work surface. Appliances include; fridge/freezer, dishwasher, washer/dryer, gas hob with cooker hood over and single electric oven. Tiled splash backs. Tiled floor.

**Bedroom Irregular shape 15' max x 14' max (4.57m max x 4.27m max)**

Being irregular in size the room has further access to the private balcony via a double glazed sliding door. Double glazed window to opposite wall. Carpet. Range of fitted wardrobes.

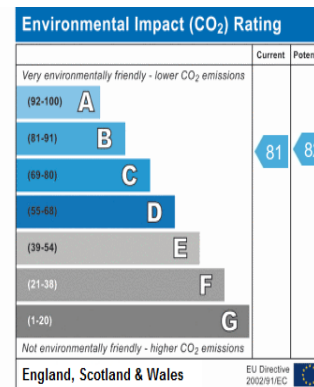
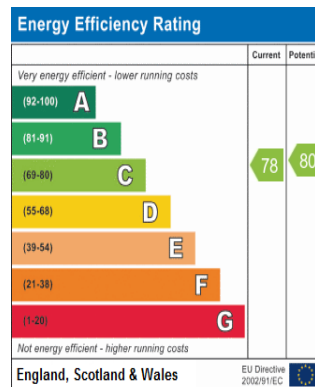
**Bathroom**

White suite comprising; concealed cistern WC, vanity sink with storage cupboard below and panelled bath with fitted shower screen and shower mixer. Obscure double glazed window to one elevation, tiled flooring. Part tiled walls with fitted mirror. Heated towel rail.

**Private Balcony**

**Note:**

Secure allocated parking in underground parking facility.



Address:  
Barrier Point Road London E16 2SF

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.