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Barrier Point Road, E16

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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 onsite 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.

01277 225191 lettings@wnproperties.co.uk



£1,550 pcm

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Council Tax Band E





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

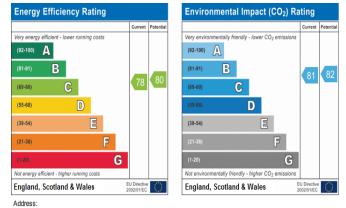
White suite comprising; concealed cistern WC, vanity sink with storage cupboard below and panelled bath with fitted shower screen and shower mixer. Obscure double glazed window to one elevation, tiled flooring. Part tiled walls with fitted mirror. Heated towel rail.

Private Balcony

Note:

Secure allocated parking in underground parking facility.





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.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.