

LOT
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154 Tradewinds, Wards Wharf Approach, London E16 2ER

Guide Price £280,000*

TWO BEDROOM FLAT WITH INVESTMENT INCOME



This two bedroom two bathroom apartment is situated on the 4th floor of a modern purpose built development facing the River Thames and Thames Barrier Park. The building is located on the doorstep of London City Airport, and Pontoon Dock DLR is a short walk away providing access to Canning Town and the Jubilee line to Central London. Good road links serve the area with easy access to the A12, A13 and A406. The property is let on an Assured Shorthold Tenancy Agreement with a commencement date of 14th December 2019 (24 month tenancy) and a rental income of £1,500pcm. The property has a 24 hour porter, two allocated parking spaces and a residents gym. Other benefits include gas central heating and double glazing. This property will be of interest to investors and end user occupiers.

ACCOMMODATION

Two bedrooms, Two bathrooms, Open plan kitchen reception, Balcony and Two allocated parking spaces

TENURE

Leasehold: 980 Year Lease Remaining Service Charge: £2,655pa Ground Rent: £150pa

LOCAL AUTHORITY & TAX RATING

Newham Council: 020 8430 2000 Council Tax Band:E

VIEWING TIMES

By appointment through the Auctioneers. All viewings will be arranged subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN