



PROPERTY DESCRIPTION


				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
1	2	2	1	859 sq ft

Ideal investment opportunity with views over the River Thames. The property is currently let out and yielding 4.2% net (at full asking). Entrance hallway leads to the main reception room with access onto a river facing terrace, separate kitchen with fitted appliances, master bedroom with access to river facing terrace, fitted wardrobes and en-suite shower room, second bedroom with fitted main wardrobes, main bathroom and secure parking.

The Maritime Quay development sits adjacent to the river Thames and as well as being gated it also benefits from a day porter. The development is approx. 785m



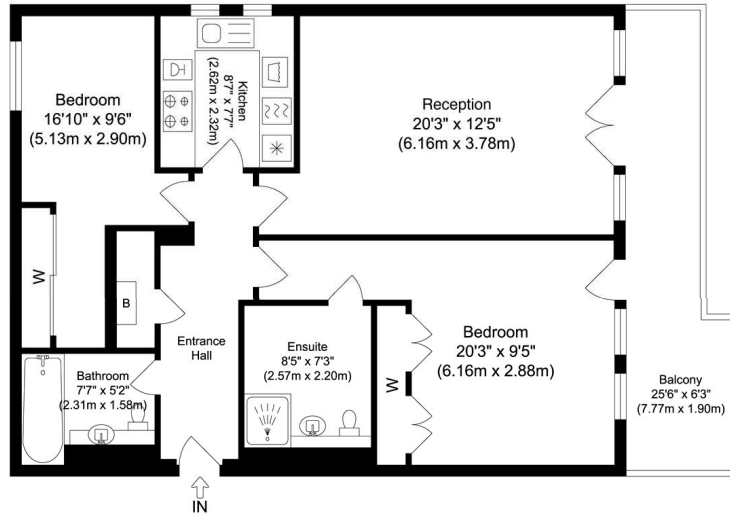
TRANSPORT LINKS & JOURNEY TIMES

Canary Wharf :		Within 1 mile
Mudchute DLR :		590 metres

TERMS

Local Authority:	Tower Hamlets	Ground Rent:	£200.00
Tenure:	Leasehold 105 years	Service Charge:	£2,500.00

Approximate gross internal area = 79.8 sq m / 859 sq ft



Fifth Floor
Approximate Floor Area
859.71 sq. ft.
(79.87 sq. m)



Shackleton Court E14

TOTAL APPROX FLOOR AREA 859.71 SQ. FT. (79.87 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



ADAM DOCKLEY
t: 07939087131
e: adam@dockleys.com

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars are intended as a guide and act as information only. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing. Dockleys always looks at the potential for each property so all references to planning permission should be discussed directly with the local authority.