



**Aurora Building, 164 Blackwall Way, E14 9NZ**

Price:  
£ 425,000

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Price: £ 425,000 1 bedroom house

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## OVERVIEW

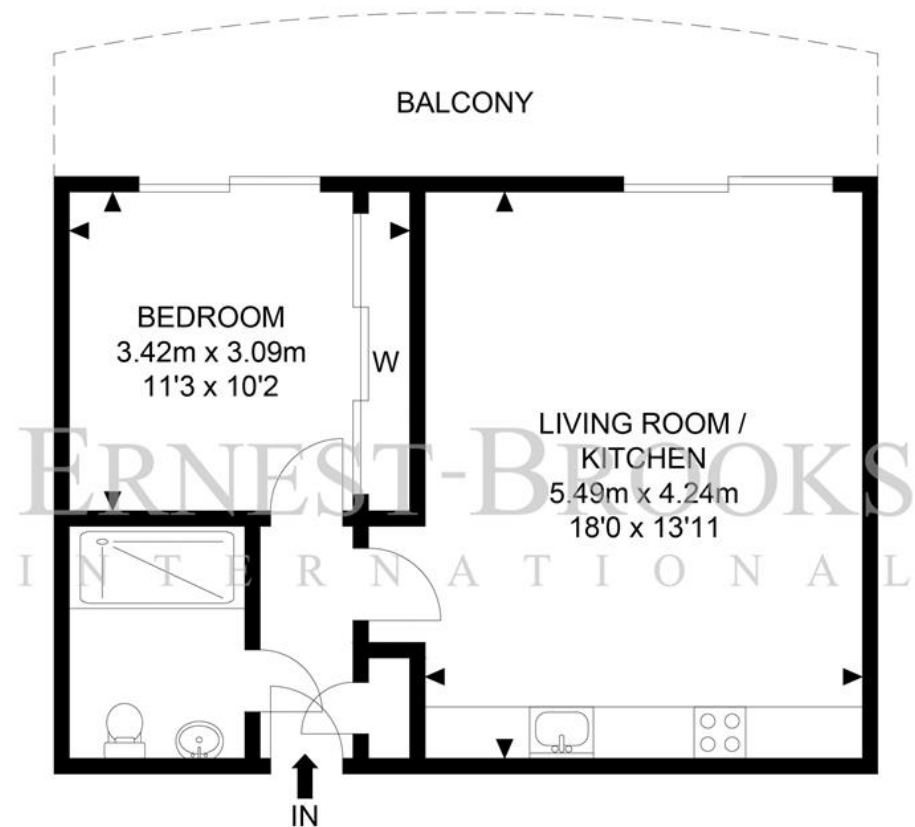
Well-positioned 12th floor one double bedroom apartment offering River views and 454 sqft plus a large balcony. Furniture included in the sale sets the apartment as a great buy to let. Est rental projection £425 per week = 4.8% gross yield. Set in a very popular development, Aurora Building, Blackwall, E14.

The apartment comprises of an open plan reception with modern fitted kitchen including integrated appliances, one double bedroom with built in wardrobe space, there is a modern bathroom as well as plenty of storage options.

## KEY FEATURES

- Lease Remaining: 985 YRS! Service Charge: £32180 PA (Approx) Ground Rent: £3500 PA (Approx) Situated On 12th Floor - 454sqft Private Balcony Offering Direct River Views Blackwall DLR (0.3 miles) Canary Wharf Jubilee Line (0.9 miles) Great Investment Product - Est Yield 4.8% Gross 24 Hour Potted Building & Discounted Gym Membership Secure Allocated Parking Included

## Aurora Building



## 12th Floor

APPROX. GROSS INTERNAL FLOOR AREA 454.23 SQ FT / 42.20 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 124.86 SQ FT / 11.60 SQM

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan



