



## Compass House, E16 2BG

Price:  
£ 495,000

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Price: £ 495,000 2 bedroom house

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## OVERVIEW

**\*COMPLETING SOON & SELLING UNDER CONTRACT PRICE\*** This large 6th floor two bedroom South & South West facing apartment is set over (791 Sq.Ft) plus (66Sq. Ft) balcony. Located in Compass House.. This apartment will not be on the market long at this price its one of two apartments remaining under cost in RW! Estimated Rental Value £400 PW = 4.6% Gross Yield!

The apartment comprises a spacious reception area with modern fitted kitchen with integrated appliances, two bedrooms with storage ( one with en-suit facilities) and a family bathroom.

## KEY FEATURES

- **\*PRICED TO SELL\***791 sqft - 6th FloorERV u00a33400 PW = 4.6% Goss YieldSauna, Steam Room, Jacuzzi & Outdoo gym25 mete swimming pool and hydrotheapy poolEst Gound ent: u00a33600 pe annumEst Sevice Chage: u00a33.20psfTenue: Lease 999 Yeas10 yea NHBC waantyCompletion Late Novembe / Ealy Dec 2017



## Compass House

FLOOR

CORE

**06 C**

**09C  
06.19**

### 2 BEDROOM

**Internal Area:**

73.5 SqM / 791 SqFt

**Living Area:**

7000 mm x 5950 mm

**Bedroom 1:**

4640 mm x 3000 mm

**Bedroom 2:**

3490 mm x 3000 mm

**Balcony:**

6.1 SqM / 66 SqFt



