

# Hammonds



402 Riverside, 417 Wick Lane, London, London, E3 2JJ

Asking Price £475,000

- Ground Rent - £250 Pa
- Balcony
- Fully Fitted Kitchen
- Service Charge - £4000 Pa
- Private Development
- Fully Furnished
- Lease - 100 Years
- Two Double Bedrooms

## Directions

## Viewings

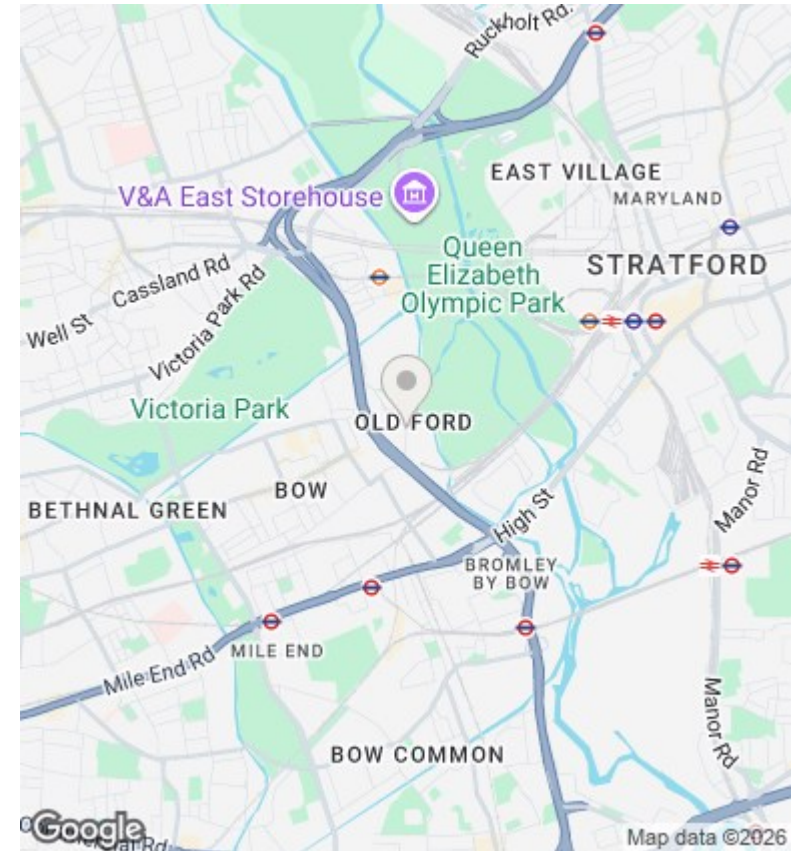
Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	