



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ML20 Flat 68, Alder Point 2 Green Ferry Way, London, E17 6BE

£480 Per Week

# Alder Point 2 Green Ferry Way, London E17 6BE

\*\*\* Please quote reference ML20 when contacting the office \*\*\*

Nestled in the vibrant area of Green Ferry Way, London, this charming new build house offers a modern living experience in a sought-after location. Spanning an impressive 538 square feet, the property has been thoughtfully designed to maximise space and comfort, making it an ideal choice for individuals or couples seeking a contemporary home.

Constructed in 2022, this house boasts the latest in architectural design and energy efficiency, ensuring a low-maintenance lifestyle. The interior is filled with natural light, creating a warm and inviting atmosphere throughout. With its fresh and stylish finishes, the property is ready for you to move in and make it your own.

The surrounding area is rich with amenities, including shops, parks, and excellent transport links, providing easy access to the heart of London. Whether you are looking to explore the city's cultural offerings or simply enjoy the local community, this location has something for everyone.

This new build house on Green Ferry Way presents a unique opportunity to own a modern home in one of London's thriving neighbourhoods. Don't miss your chance to experience the perfect blend of comfort, style, and convenience.



Council Tax Band: B