

0247 401 2020 | enquiries@globalhouseestates.com

## JAVA HOUSE, TOWER HAMLETS, LONDON

£535,000.00



FOR SALE



- Stunning two-bedroom apartment
- Private balcony with river views
- Long lease
- Two bathrooms
- Excellent residential facilities
- Easy connection to transport links
- Chain free



## Property Description

This spectacular, two-bedroom apartment is situated on the prestigious London City Island development by Ballymore. Offering an exceptional living experience, the property is ideal for both end users and investors alike.

Positioned on the third floor, the property boasts stunning views of the River Lea from its own private balcony. Spanning over 770 sq. ft., the apartment features a bright and spacious living area with elegant engineered wooden flooring and double-glazed floor-to-ceiling windows, allowing an abundance of natural light throughout. The modern fitted kitchen is designed for contemporary living.

Both double bedrooms benefit from excellent built-in storage space, while the welcoming hallway also offers additional integrated storage, providing practicality and convenience throughout the apartment. The en-suite to the master bedroom and a fully tiled family bathroom with an overhead shower complete the accommodation to a high standard.

Residents benefit from a range of premium facilities, including a 24-hour concierge service, a fully equipped gym, spa, cinema, landscaped gardens, an outdoor swimming pool, and an indoor swimming pool in the adjacent Goodluck Hope development.

Ideally located just 0.4 miles from Canning Town Station, offering access to both the Jubilee Line and DLR services, the property benefits from excellent connectivity across London. Residents enjoy quick and easy access to Canary Wharf, The City, Stratford, London City Airport, and beyond. The vibrant local area is home to an excellent selection of shops, cafés, restaurants, and bars, including an Italian grocer and restaurant.

Offered with vacant possession, please contact Global House Estates for more details.

Length of lease: circa 987 years remaining

Service charge: circa £5,386 per annum

Ground rent: £750 per annum

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## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

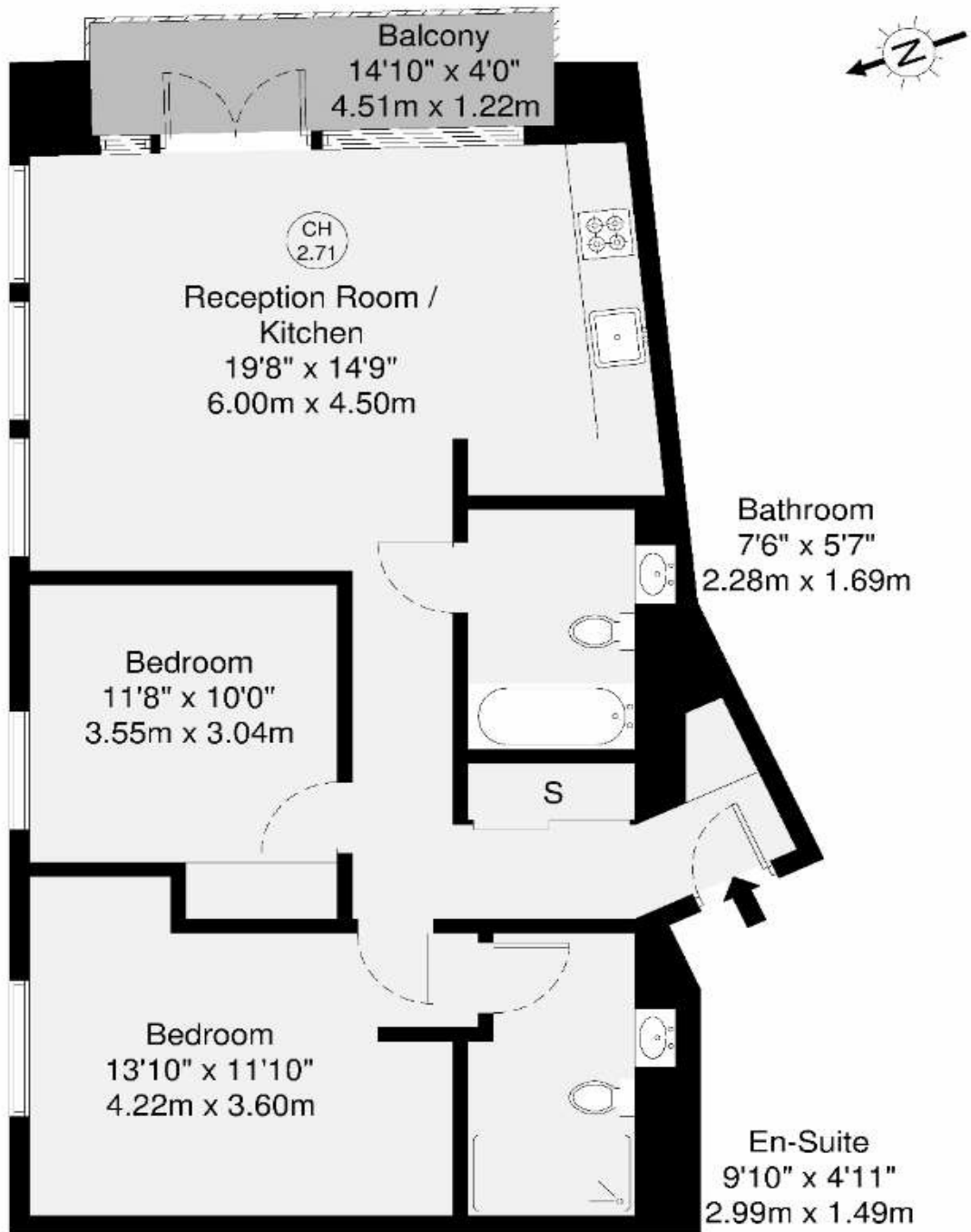
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# Floor plan



Java House, E14

GROSS INTERNAL AREA  
71.9 sq m / 773 sq ft



Third Floor

GROSS INTERNAL AREA (GIA)  
The scope of the property  
71.9 sq m / 773 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1 sq m / 10 sq ft

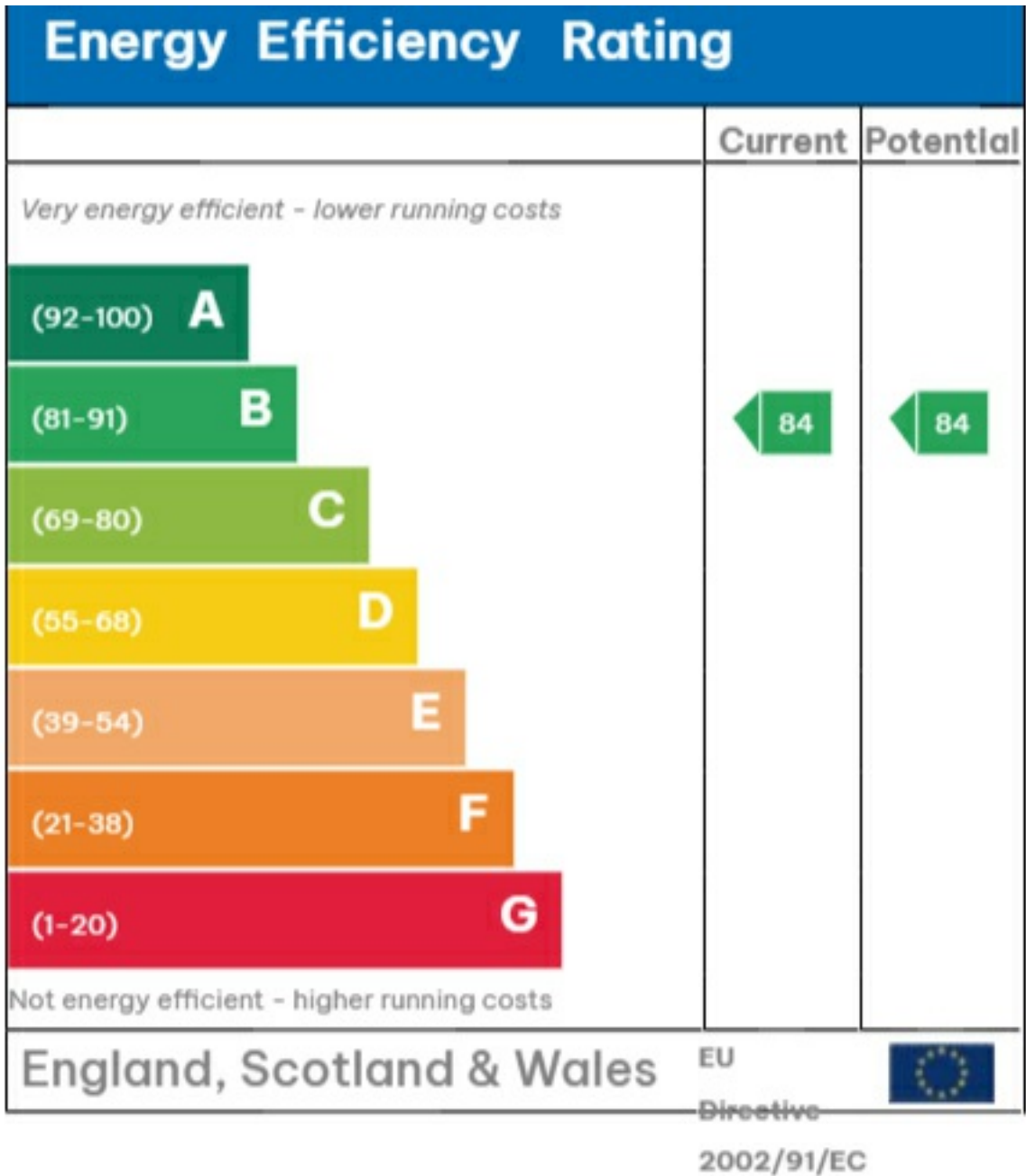
EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
5.5 sq m / 59 sq ft

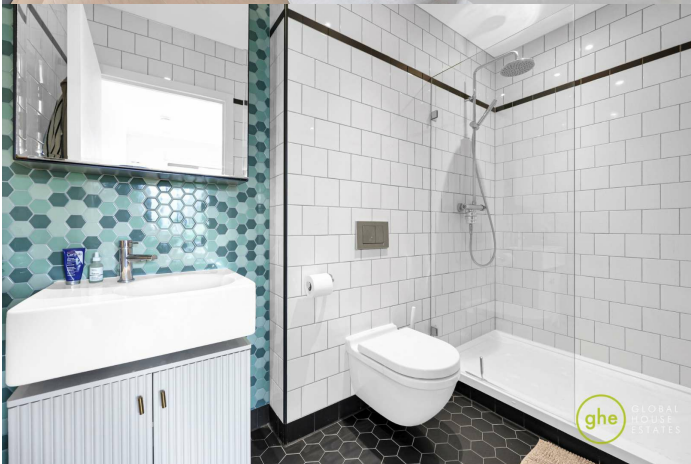
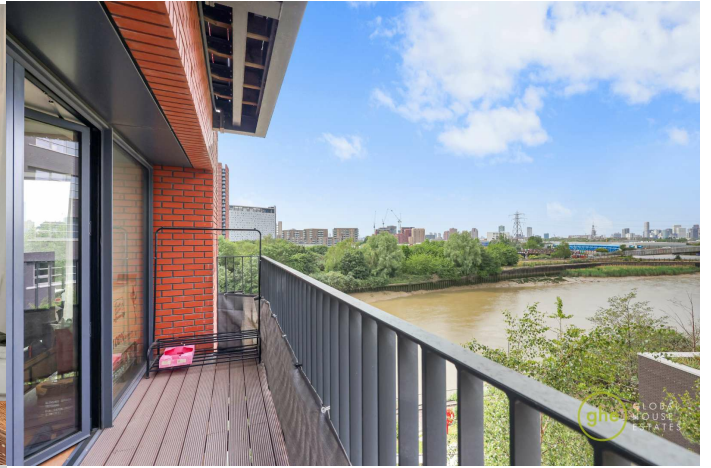
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not count the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

# EPC







35a St Georges Road, London,  
SE1 6EW  
+44 (0) 207 401 2020

<https://globalhouseestates.com>

Level 24, Lee Garden One,  
33 Hysan Ave, Causeway Bay,  
Hong Kong  
+852 3963 8411