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# 120 Elektron Tower, 12 Blackwall Way, London E14 9GF

**Guide Price £380,000\***

## TWO BEDROOM FLAT WITH INVESTMENT INCOME



This two bedroom two bathroom apartment is situated on the 19th floor of a modern purpose built development. The building is located on the doorstep of East India DLR, just one stop away from Canning Town and the Jubilee line to Central London and just four stops away from London City Airport. A wide range of amenities is close at hand at Canary Wharf. Good road links serve the area with easy access to the A12, A13 and A406. The property is let on an Assured Shorthold Tenancy Agreement with a commencement date of 1st September 2019 and a rental income of £1,740pcm. This tenancy will become periodic as of the end of August 2020. The property has a 24 hour concierge and a residents gym. Other benefits include gas central heating and double glazing. This property will be of interest to investors and end user occupiers.

### ACCOMMODATION

Two bedrooms, two bathrooms, open plan kitchen reception and balcony.

### TENURE

Leasehold: 982 Year Lease Remaining Service Charge: £4,585pa Including Water, Heating & Electricity Ground Rent: £300pa

### LOCAL AUTHORITY & TAX RATING

Tower Hamlets Council: 020 7364 5000 Council Tax Band:E

### VIEWING TIMES

By appointment through the Auctioneers, All viewings will be arranged subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN