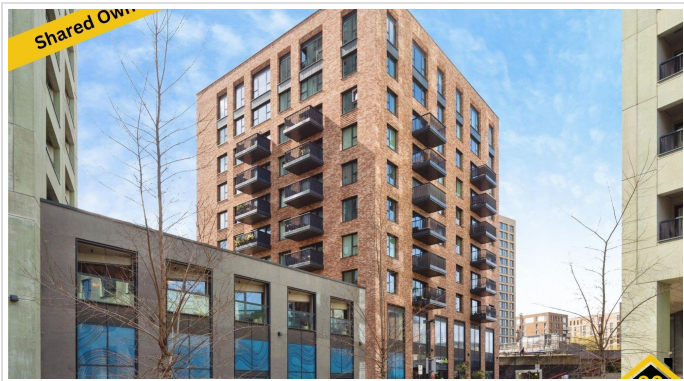


1 Bed Apartment In Riverstone Heights 8 Reed Avenue, Tower Hamlets, E3  
3ZB

£92,500





## SHORT DESCRIPTION

Located in the modern and well-connected development of Riverstone Heights, 8 Reed Avenue, E3, this attractive one-bedroom leasehold apartment offers an excellent opportunity for first-time buyers through a 25% shared ownership scheme. Set within a vibrant East London location, the property combines affordability with contemporary living. The apartment features 1 spacious bedroom, 1 well-appointed bathroom, and 1 bright living room, alongside a modern fitted kitchen designed for practical, everyday use. The layout is thoughtfully arranged to maximise space and natural light, creating a comfortable and low-maintenance home environment. This leasehold property benefits from an exceptionally long lease of approximately 990 years, with no ground rent payable. The annual management charge is £2,320.44, ensuring the upkeep of communal areas and overall development standards. The property falls within Council Tax Band C. Offered under a 25% shared ownership scheme, the property provides an affordable route onto the property ladder, with a monthly rent of £774.35 and a monthly service charge of £193.37. Situated in a prime E3 location, the development offers excellent access to local amenities, transport links, and key destinations across London, making it ideal for professionals and commuters alike. The property is available now, presenting a fantastic opportunity to secure a home in a sought-after and growing area. \*\*\*\* For further information and to arrange a viewing, please contact our dedicated sales team today.\*\*\*\* Property Type: Apartment Full selling price: £370000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £92500.00 Monthly rent based on 25% share: £635.95 Remaining lease (In Years): 990 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2320.44 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied. Property Ref: 16621



**Bed Room(s)**



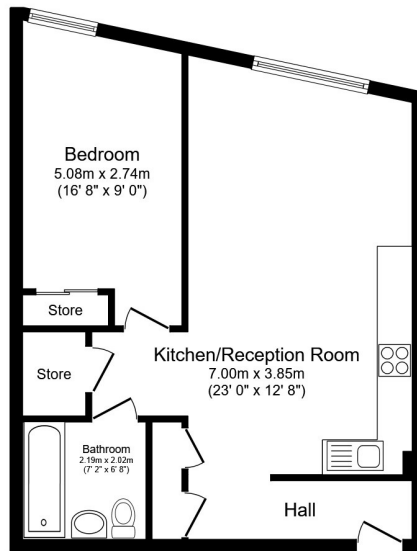
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 55.0 sq.m. (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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