



CHARLES DARWIN HOUSE E16  
**3 bedroom apartment**

**£575,000+**  
SOLD STC\*\*

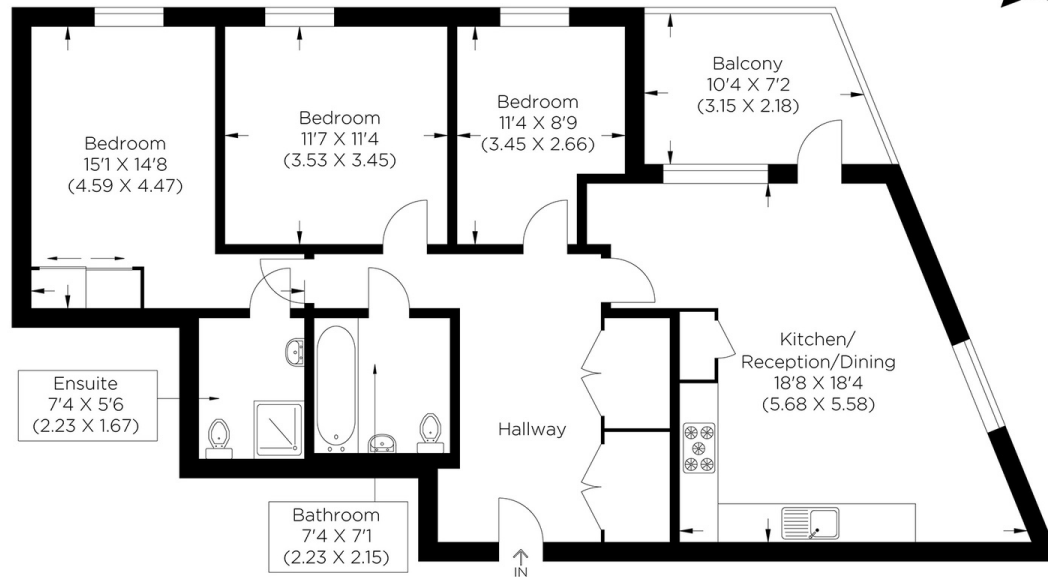




# CHARLES DARWIN HOUSE E16

This bright and spacious three-bedroom apartment is in Charles Darwin House, Minnie Baldock Street, Canning Town E16. Its elevated ninth-floor position affords views of the City. The property boasts an ample open-plan living space, which leads to a sizeable balcony and further benefits from having an en-suite shower room to the main bedroom and a separate bathroom. There is also a large landscaped communal garden, which is easily accessible from the second floor. There is bike storage, allotments, outdoor gym equipment, seating areas and a children's play area. Charles Darwin House is near Canning Town Station with excellent transport links (DLR, Jubilee and Buses) and all local amenities. Charles Darwin House and Silver Quarter are part of the Â£3.7 billion regeneration of Canning Town, creating an exciting new Docklands hub.

Borough: Newham\* Council Tax: D\* EPC: B Lease Term: 119 years\* Service Charge: £4,952\* Ground Rent: £750\*  
 Nearest Station: Canning Town (0.08 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



Ninth Floor

Approximate gross internal area  
 92.27 sq m / 993.18 sq ft



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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.

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