



Blueprint Properties
Bringing Home Results



12 St. Ives Place, London, E14 0GU
Asking Price £305,000

Ground Floor New Build Apartment | Help To Buy Scheme | Private Terrace | Luxury Studio | Investment Opportunity | Completion December 2020.

St Ives Place was first developed in 2016 and we are proud to now present six additional ground floor apartments.

This luxurious development has a range of large one Bedroom and Studio apartments finished to an exceptional standard with modern fixtures and fittings throughout. The property boasts its own private entrance and private terrace. Set just off the River Lea with great transport links into Canary Wharf and the City. The ideal home and a great investment opportunity in the ever-growing London E14 location. Call now to register your interest.

Kitchen Living & Dining

24'2" x 12'4" (7.38 x 3.78)

The custom designed kitchen provides for a home that allows you to entertain and enjoy cooking. The contemporary composite work surface, large stainless steel 1 1/2 bowl sink and a full range of energy efficient integrated appliances including Hob, Electric Oven, Dishwasher, Fridge Freezer and Washer Dryer allow you to cook what ever your heart desires.

Bathroom

8'2" x 5'0" (2.51 x 1.54)

Relaxing bathroom suite, boasting Carrera ceramic wall and floor tiles, white sanitaryware and chrome finished heated towel rail and monobloc mixer taps.

Bedroom

12'5" x 8'9" (3.80 x 2.67)

Neutral colour emulsion paint to walls, gloss finish to skirtings and architrave, grey carpet throughout, chrome light switches and plug sockets including USB outlets. Satellite TV has been provided to all bedrooms.

Internal Finishes & Decor

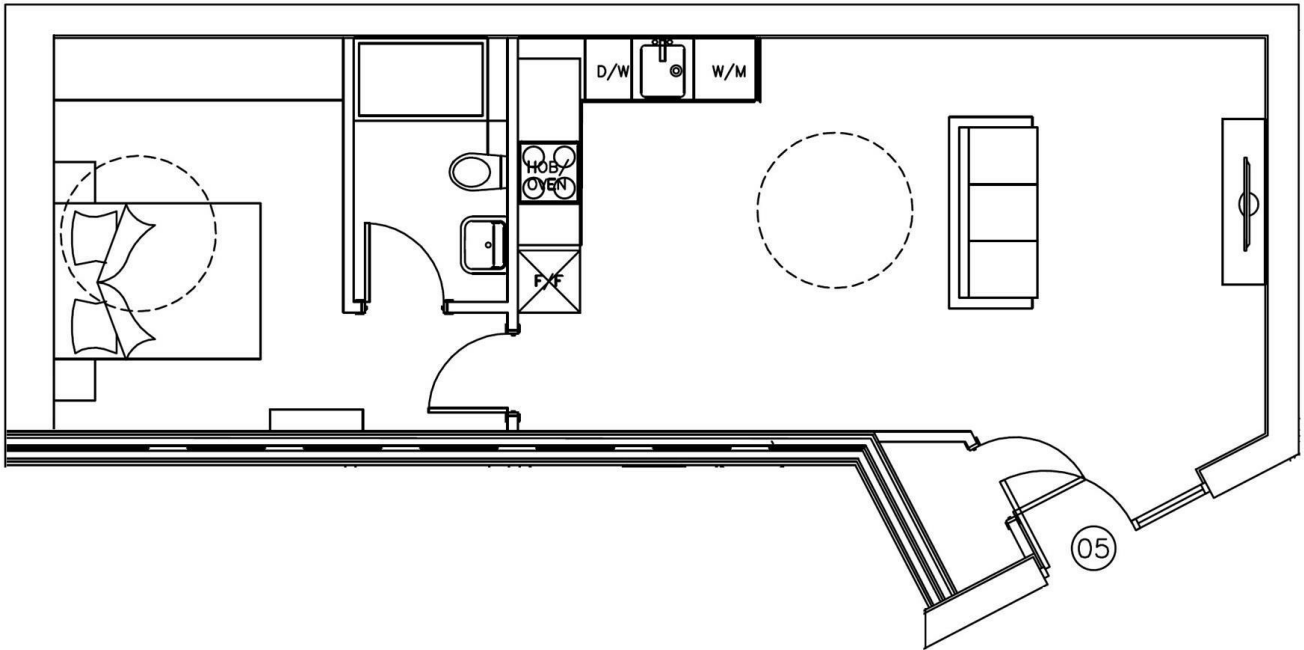
Smooth plastered finish to all walls and ceilings, comprising an interiorly designed colour pallet throughout with emulsion paint finish to walls and ceilings, and a gloss finish to all skirtings and architrave. All internal doors are paint grade single panel moulded doors with complementary chrome door furniture complementing both the engineered wooden flooring situated within the Kitchen / living room and hallway, as well as the quality pile carpet to the bedroom areas.

Chrome recessed ceiling downlighters to hallways, living / dining room and the bathroom areas, with a ceiling pendant to all bedrooms. Contemporary chrome finish light switches and sockets throughout, and the provision for broadband, telephone and satellite TV has been provided to the living room and bedrooms.

Warranty

10-year Checkmate Structural Warranty.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	83
(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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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