Evelyn Road, Silvertown
London E16

SOLD
A rare opportunity to purchase a large two-bedroom shared-ownership apartment in this outstanding Docklands building by Niall McLaughlin Architects. Completed in 2005, McLaughlin’s much-heralded Silvertown development was the recipient of both a Civic Trust award and an RIBA award in recognition of its architectural merit.

Offered for sale is a 75% share of the flat for a fixed price of £187,500. The remaining 25% share is owned by the Peabody Trust, which charges a subsidised rent of £106.33 per month. The new owner has the opportunity to purchase the remainder from Peabody should they wish, either immediately or at a future date.

The flat is located on the first floor, and measures approximately 828 sq ft internally. It contains two generous double bedrooms, a bathroom, and a large open-plan reception / kitchen on the south side of the building, with access to a private southwest-facing balcony. The current owners are architects, and have maintained it to a high standard.

The building contains a total of 12 flats, and is characterised by its beautiful, ever-shifting façade. The architects collaborated with the light artist Martin Richman, who suggested using ultraviolet dichroic panels, which produce an extraordinary rainbow of colour. For more information about this and the architecture of the development, see the History section below.

Evelyn Road is located between Royal Victoria Dock and the River Thames. West Silvertown DLR station is a short walk away. The interchange with the Jubilee Line on the Underground is just two stops away at Canning Town, and there are regular services to Bank. London City Airport is two stops to the east.

75% shareRent: £106.33 per calendar monthService charge: £150.70 per calendar monthLease: 125 years from 2005
EVELYN ROAD FIRST FLOOR
TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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