



**Commercial Road, Limehouse, E14 7LG**  
**Asking Price £300,000**

**coopers**  
OF LONDON EST. 1986

# Commercial Road, Limehouse, E14

- Spacious double bedroom apartment
- Ground floor in gated complex
- Close to transport links
- Double bedroom
- Day Concierge

Excellent one bedroom apartment in a modern development in Limehouse E14.

This ground floor flat comprises: open plan living area / kitchen, double bedroom with built in storage, bath/shower room and entrance hall.

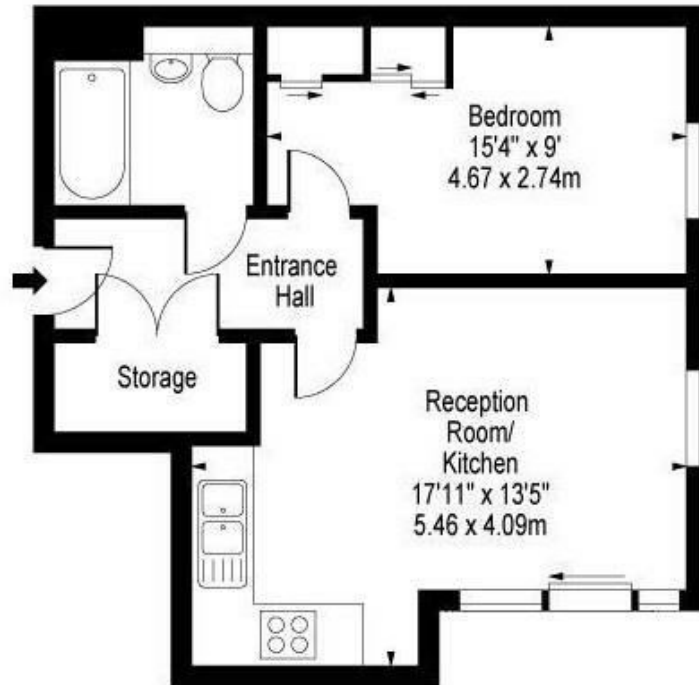
Tequila Wharf is a popular development situated opposite Limehouse Marina and benefits from excellent security and concierge service.

Very close to Limehouse DLR and national rail station, ideal for access to Canary Wharf and The City.





Tequila Wharf,  
Commercial Road, E14 7LG



Approx Gross Internal Area **461 Sq Ft - 42.83 Sq M**  
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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