



**DAWN
SANDOVAL**
Residential

2 Bedrooms

Apartment

Located in London

£539,999



info@dawnsandovalresidential.co.uk www.dawnsandovalresidential.co.uk

0207 093 1702



26 Wheel House Burrells Wharf Square

London E14 3TA



Dawn Sandoval Residential are delighted to offer for sale this stunning recently refurbished throughout to a very high standard two bedroom two bathroom apartment located within the popular riverside Burrells Wharf development. The light and airy property is located on the second floor and boasts views across the River Thames from its balcony and second bedroom as well as across the slipway and onto Canary Wharf. The apartment benefits from secured generous private underground parking with storage cupboard as well as 24 hour concierge, gym and a swimming pool. Chain free. The heating is communal therefore costs included within the service charge.

ADDITIONAL INFORMATION

Share of Freehold

Length of lease - extended in 2021 to 999 years

Service Charges - £4,011.91 twice per annum

Ground rent - £50pa (£25 per half year) incl in SC (above)

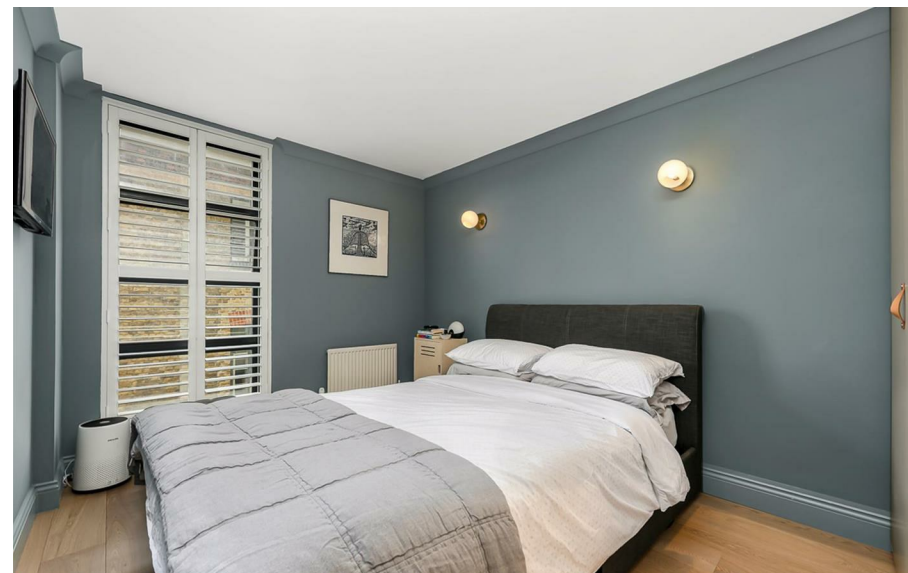
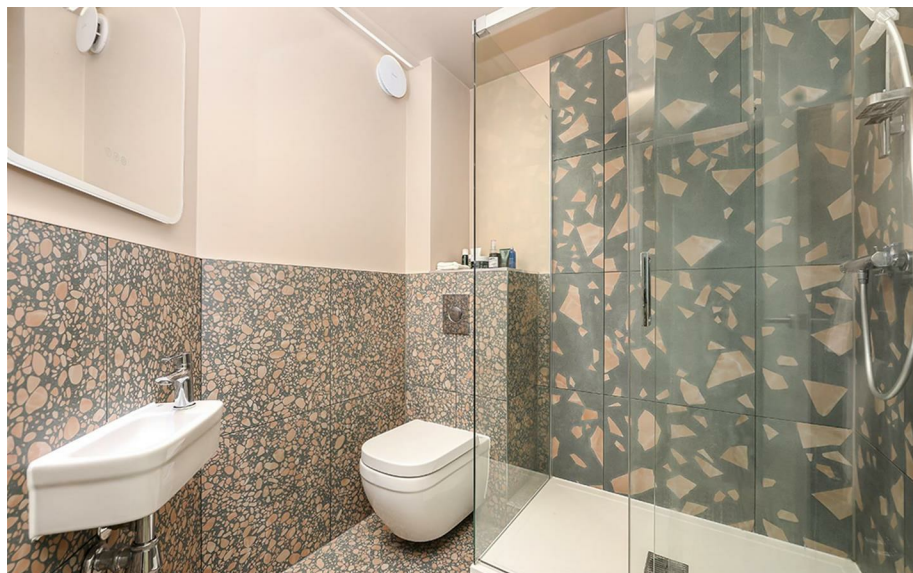
Council Tax - Band F - London Borough of Tower Hamlets

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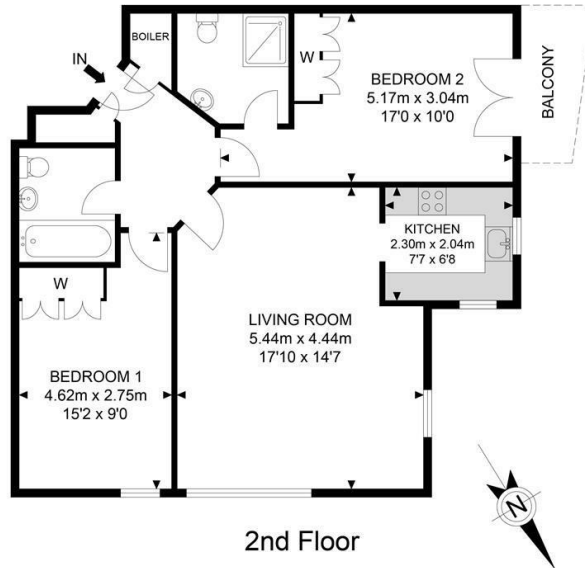
£539,999 Share of Freehold



- River View
- Two Bathrooms
- Second Floor
- 24 hour Concierge
- Gym
- Two Bedrooms
- Completely refurbished
- Secured Parking
- Swimming Pool
- Balcony



Wheel House



2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 725.48 SQ FT / 67.40 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 34.44 SQ FT / 3.20 SQM

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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Local Authority: London Borough of Tower

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		