





Bright & Spacious 2-Bedroom Apartment in E14

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Located on the fourth floor of the popular Montrose House development, this well-presented two-bedroom, one-bathroom apartment offers stylish and comfortable living in one of London's most desirable riverside neighbourhoods. The apartment features a bright open-plan living and dining area with large windows that fill the space with natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen is fully integrated, offering plenty of storage and workspace – ideal for those who love to cook and entertain.

Both bedrooms are well-sized, with neutral décor and ample room for furniture. The sleek bathroom is finished to a high standard with a full suite and contemporary fittings. Situated on the fourth floor, the property benefits from additional privacy and peacefulness, with lift access for convenience.

Montrose House is ideally located along Westferry Road, just moments from Canary Wharf's buzzing financial district, world-class shopping malls, restaurants, and riverside walks. Excellent transport links are close by, including the DLR, Jubilee Line, and Thames Clipper, offering quick and easy access to The City, West End, and beyond. Perfect for professionals, sharers or a couple, this apartment is available to let now and offers a fantastic opportunity to enjoy modern living in a prime London location.

Enquire today to book your viewing – this one won't be around for long!

Available From June 4th
EPC - D
Council Tax Band - C
Rent - £1850 pcm
Holding Deposit - £426.92
Deposit - £2134.61

Tenant fees:

Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). One weeks holding deposit is worked out as the rent amount x 12 / 52.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6.

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken





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