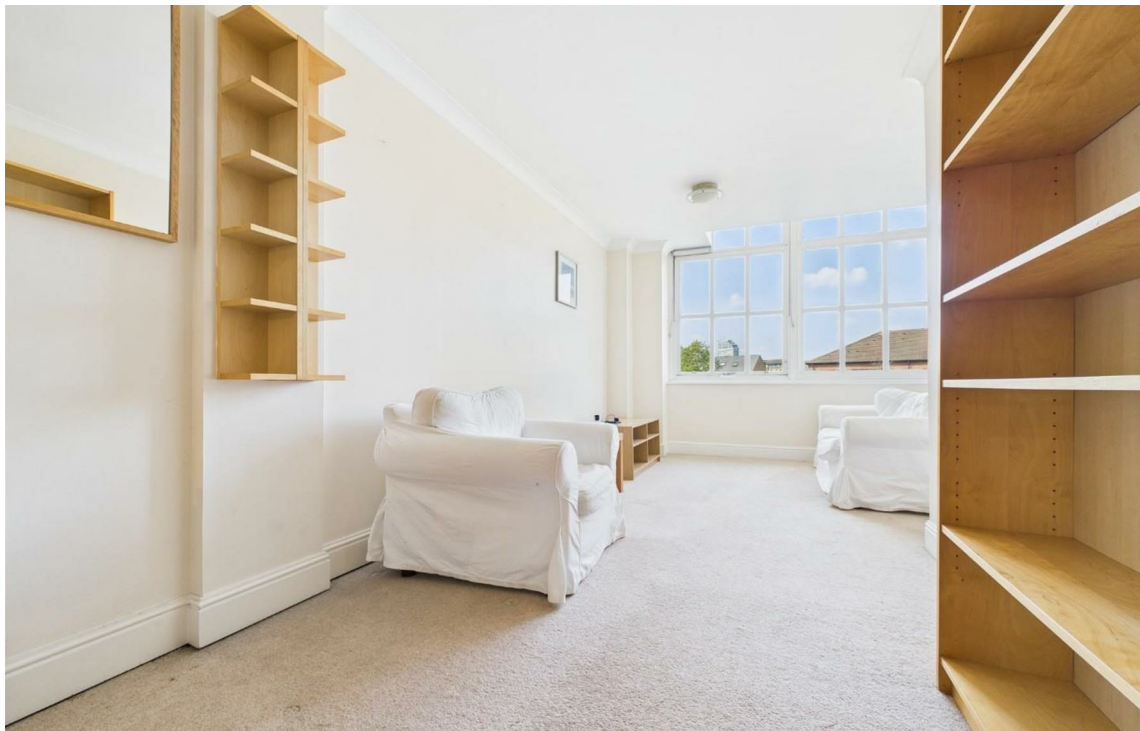






Located just moments from the vibrant heart of Canary Wharf, this stylish and newly refurbished one double bedroom apartment is set on the first floor of a characterful Grade II listed warehouse within the sought-after Burrells Wharf Square development. Combining period charm

Located just moments from the vibrant heart of Canary Wharf, this stylish and newly refurbished one double bedroom apartment is set on the first floor of a characterful Grade II listed warehouse within the sought-after Burrells Wharf Square development. Combining period charm with modern convenience, the property offers an ideal home for professionals or investors seeking a blend of heritage and lifestyle.

Boasting generous proportions, the apartment features soaring high ceilings and an abundance of natural light streaming through large sash windows, creating an airy and welcoming atmosphere throughout. The living and dining area offers ample space for entertaining or relaxing, while the well-appointed kitchen is designed with both form and function in mind.

Residents of Burrells Wharf Square enjoy access to a superb range of on-site facilities, including a fully equipped gym, heated indoor swimming pool, jacuzzi, sauna, and a 24-hour concierge service — all set within beautifully maintained communal grounds along the riverfront.

Transport connections are excellent, with Mudchute and Island Gardens DLR stations just a short walk away, providing quick links to the City, Canary Wharf, and beyond. Regular bus services run nearby, and the Thames Clipper riverboat service is easily accessible from Mast House Terrace Pier, located directly behind the development, offering a scenic and efficient commuting alternative.

Secure allocated parking is included, making this apartment a rare find in such a prime location.

Available immediately!
 Tenure: Share Of Freehold
 Ground rent: £25 per annum
 Service charge: £5985.88 per annum
 EPC Grade: C
 Council tax band: D

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days. Interested parties personal data will be shared with the Auctioneer (iamsold).

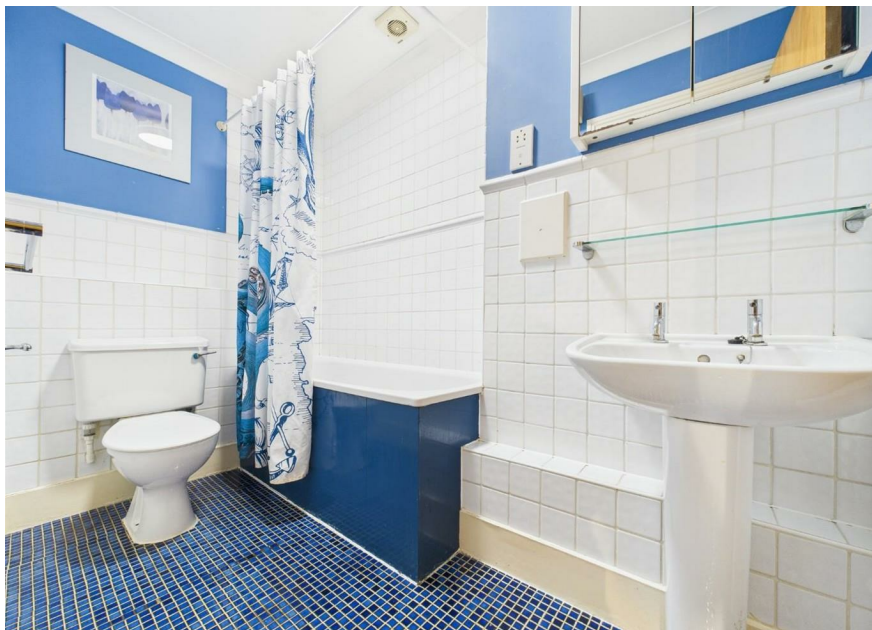
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



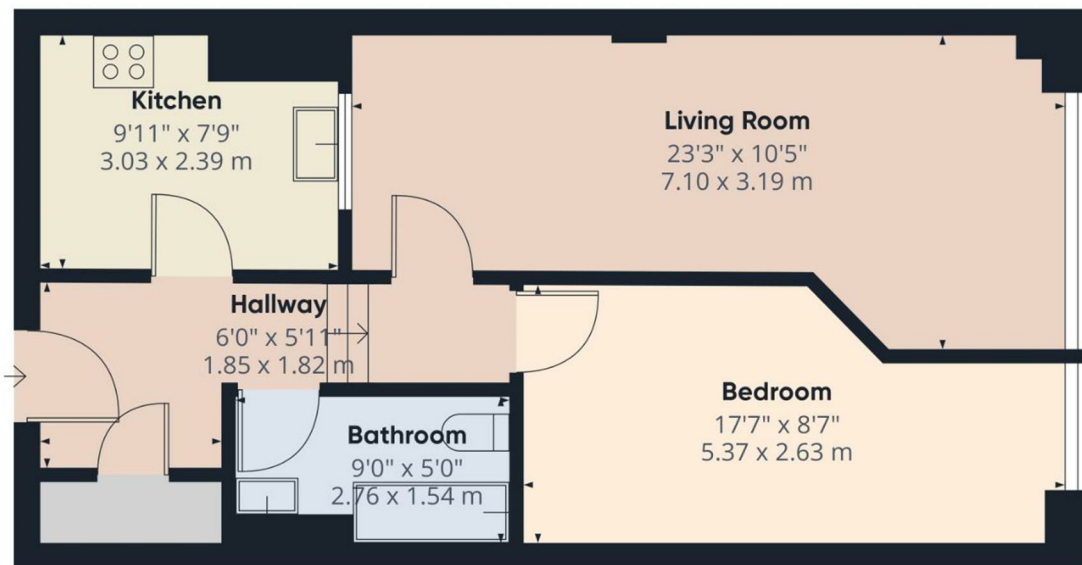


- One Double Bedroom
- Gym, Sauna, Jacuzzi and Swimming pool
- 24 Hour Concierge
- Secure Parking
- Furnished Throughout
- Available Immediately!
- Subject to an undisclosed Reserve Price
- Sale by Modern Auction (T&Cs apply)



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Approximate total area⁽¹⁾
534 ft²
49.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

