



1

Bedroom



1

Bathroom



We are pleased to offer for sale this modern 1 bedroom ground floor apartment situated within the popular Grade II listed Burrells Wharf development where residents benefit from communal grounds with views of the London skyline, a 24 hour concierge, a residents only swimming pool, sauna and gym facilities. The development also has excellent transport links into the heart of the city and Canary Wharf.

Internally the property benefits from a large lounge with access to a private terrace area, a fully fitted kitchen (including dishwasher), fully tiled shower room, double bedroom, wood laminate flooring and security intercom system. This property also comes with the huge benefit of an allocated parking space.

Offered chain free this property is ideal for first time buyers or rental investors alike.

Hallway 3.50m x 1.10m (11' 6" x 3' 7")

Reception 3.70m x 2.80m (12' 2" x 9' 2")

Bedroom 3.05m x 2.70m (10' x 8' 10")

Kitchen 2.19m x 2.03m (7' 2" x 6' 8")

Shower Room 2.62m x 1.26m (8' 7" x 4' 2")

Terrace Area 4.92m x 1.00m (16' 2" x 3' 3")

Leasehold

125 Years from June 1988 (90 Years Unexpired Term) - As advised by Vendor

Service Charge

£2100.00 Per Annum - As advised by Vendor

Ground Rent

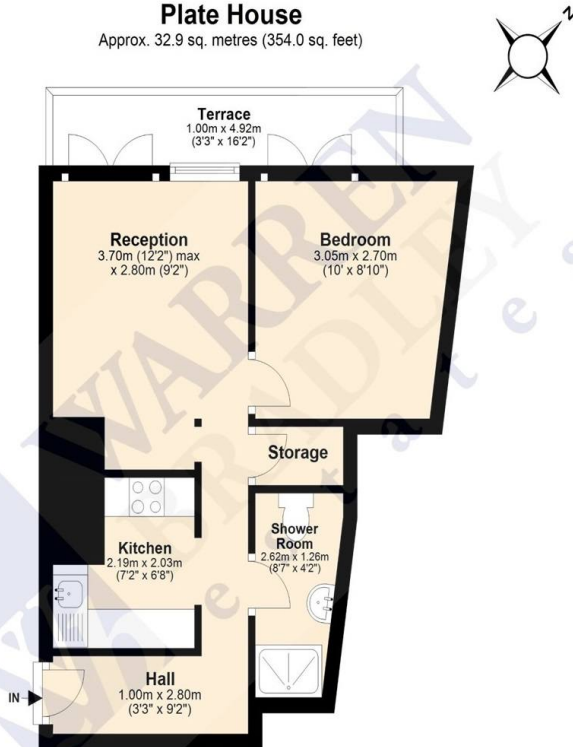
£12.50 Per Annum - As advised by Vendor

Parking

Allocated parking space in the residents only car park.

Chain Free

Plate House
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 32.9 sq. metres (354.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

