

Burrells Wharf Square, London, E14 3TJ

A characterful warehouse conversion two double bedroom apartment in Grade II listed riverside development.

The property boasts a generous reception room featuring exposed beam and bricks, two private balconies, a well kept kitchen, two double bedrooms, and a family bathroom.

On-site benefits include allocated underground car parking, 24 hrs concierge, access to gymnasium, sauna and heated indoor swimming pool, as well as communal landscaped gardens.

Service Charge: £7000 including Heating, Building Insurance and Sinking Funds

Ground Rent: £10.00

Years on the Lease: 90 - lease in the process to be extended - Share of Freehold
Council Tax Band: E

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Grade II Listed Warehouse Conversion
- Riverside Development
- 24hrs Concierge, Swimming Pool, Gym and Sauna
- Underground Car Parking Space
- Two Private Balconies
- Share of Freehold
- Service Charge Includes Heating and Building Insurance

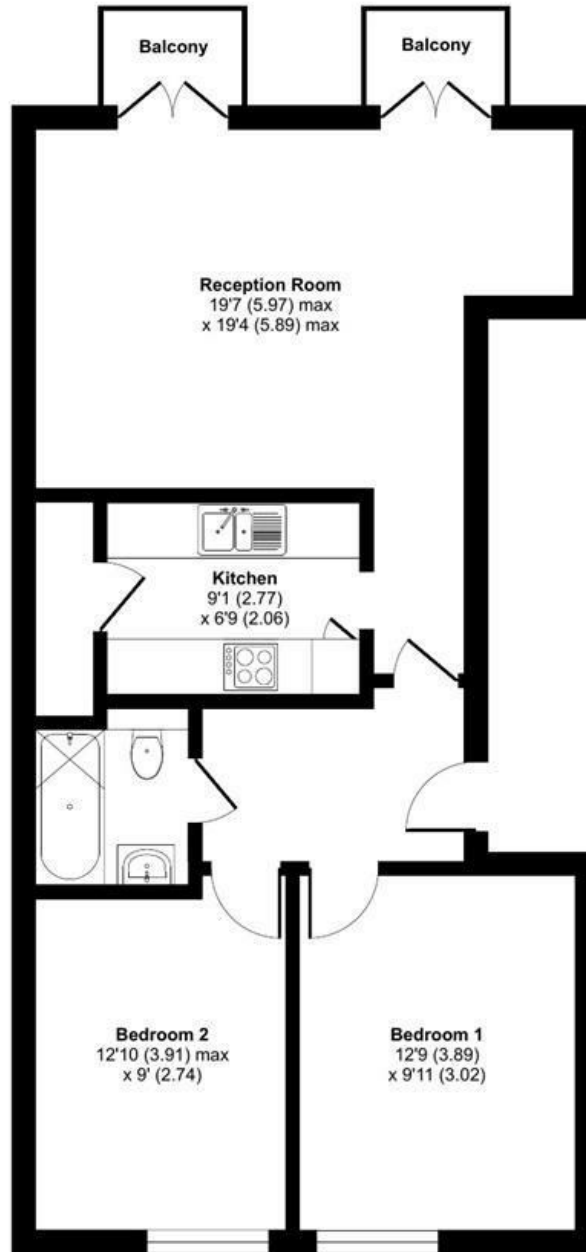
Alex & Matteo
ESTATE AGENTS

Offers in excess of £475,000

Burrells Wharf Square, London, E14

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Alex & Matteo Estate Agents. REF: 992857

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |