

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: 963

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
- Long Lease
- 24hrs Concierge, Swimming Pool, Gym and Sauna
- Underground Car Parking Space
- Two Private Balconies
- Share of Freehold
- Service Charge Includes Heating and Building Insurance

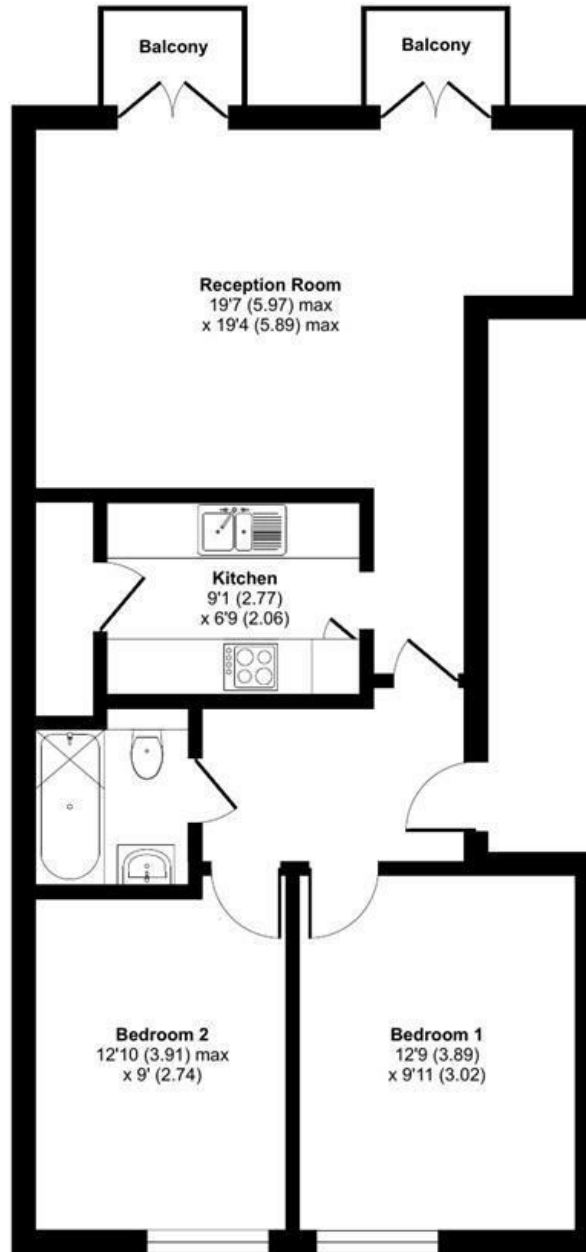
Alex & Matteo
ESTATE AGENTS

Offers in excess of £475,000

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Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

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	