

## 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

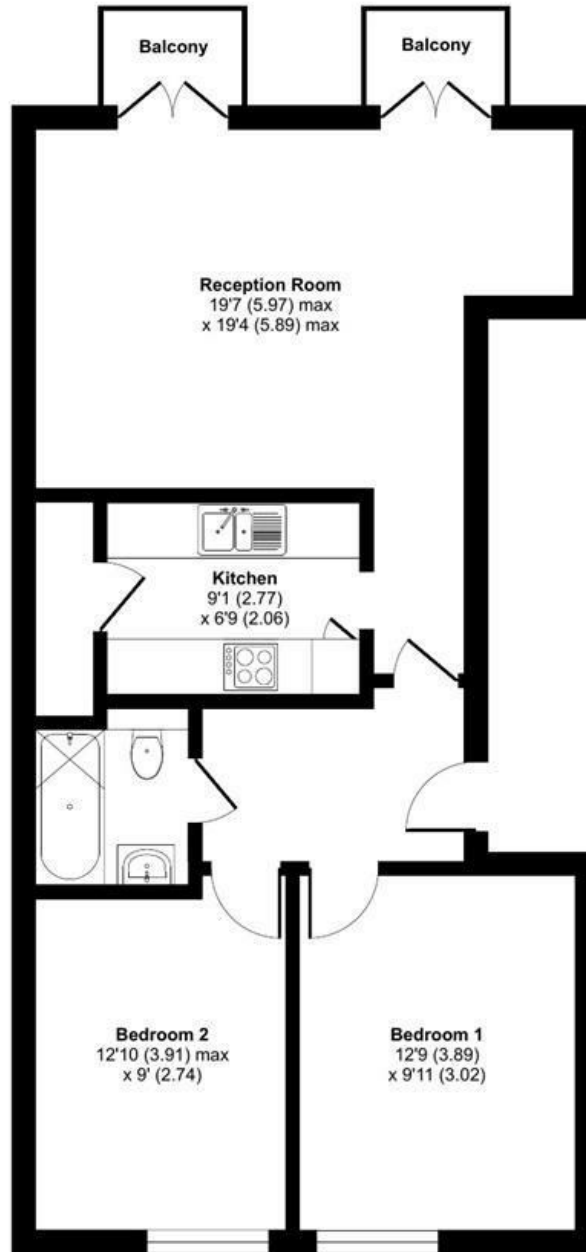
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £475,000**

# 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 75                      | 78        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |