



2303 Heritage Tower East Ferry Road, London, E14 3NW

Asking price £675,000

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Districts London are proud to present this excellent sub-penthouse 2 bedroom in the sought-after Heritage Tower by Telford Homes. This spacious apartment offers a generous 792 square feet of contemporary living space. The creatively designed open-plan layout boasts a sleek, fully integrated kitchen that seamlessly connects into the spacious lounge and dining area. Step through the floor-to-ceiling glass doors onto a generous terrace balcony, where panoramic views of the Docklands and beyond.

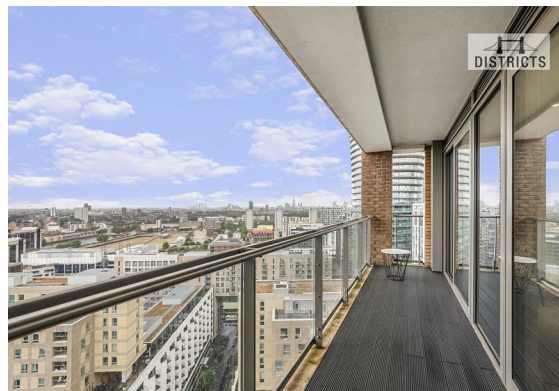
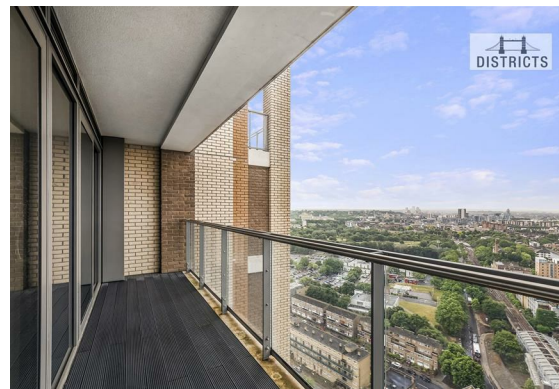
Residents of Heritage Tower enjoy a lifestyle of luxury and convenience, with access to a 24-hour concierge, communal gardens, and on-site gym.

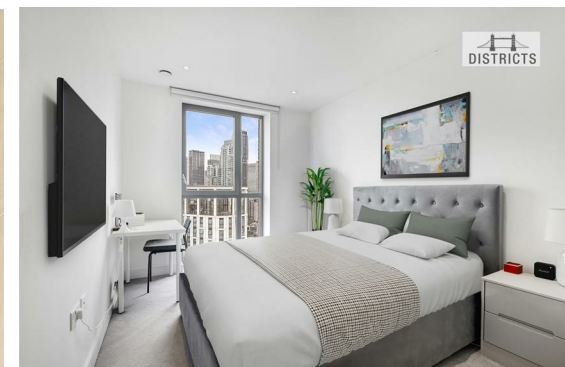
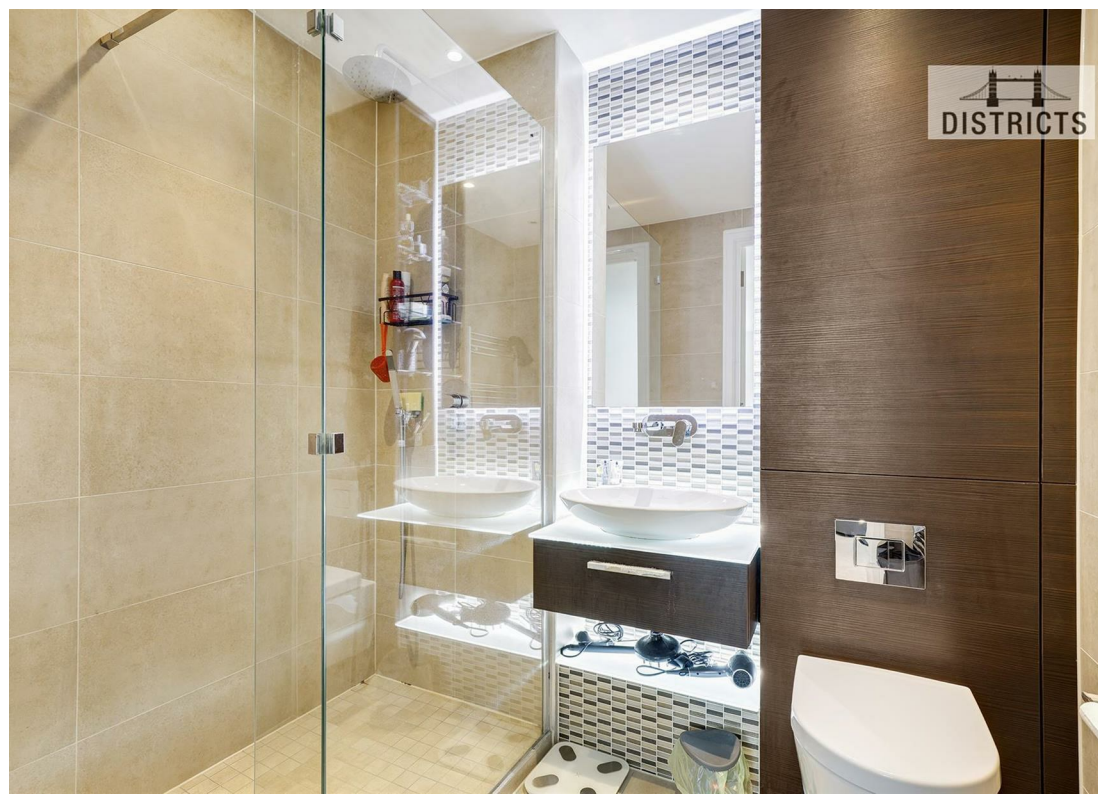
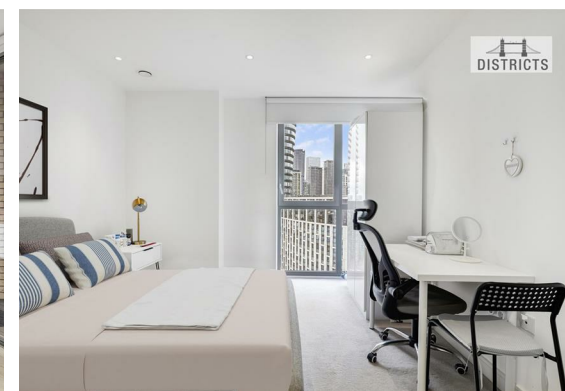
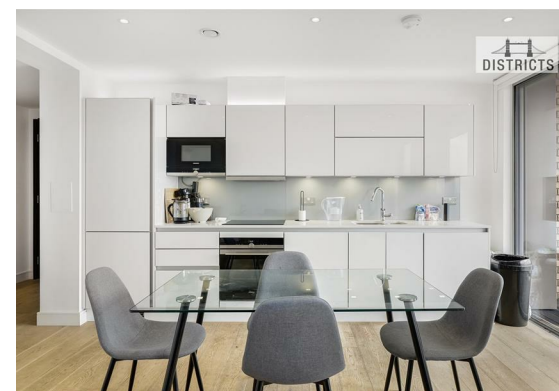
Heritage Tower is ideally located moments from Crosssharbour DLR station for quick access to the City, Canary Wharf & London City Airport. The Jubilee & Elizabeth Lines are also a short walk away. Local amenities are in abundance with supermarkets, pubs, restaurants and green spaces on your doorstep.

Approximately 990 years remaining on lease
Ground rent amount: Approx. £550pa
Ground rent review period: Ask agent
Service charge amount: approx. Approx. £4,013.pa
Service charge review period: Ask Agent
Council tax band: F (Tower Hamlets Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking: No | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







792 sqft / 73.6 sqm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

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