

**FOR SALE**



**Apollo Building, Isle Of Dogs, E14**

**Guide Price £550,000.00 Leasehold**

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**samuel estates**  
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# Property Description

Samuel Estates is delighted to present this beautifully presented two-bedroom, two-bathroom split-level riverside apartment, set within the sought-after Apollo Building, a private gated development on the Isle of Dogs.

Positioned on a high floor, this stunning home boasts breath-taking views of the River Thames from its private balcony, perfect for relaxing or entertaining in a tranquil waterfront setting. The bright and spacious open-plan reception and dining room is flooded with natural light, providing ample space for modern living, while the separate, stylish kitchen offers a sleek and functional layout.

The principal bedroom is generously proportioned, featuring built-in wardrobes and a contemporary ensuite bathroom. The second double bedroom also benefits from excellent natural light and space, ideal as a guest room or home office. A modern family bathroom and large welcoming hallway complete the accommodation, with ample storage throughout.

Additional benefits include a 24-hour concierge service, Allocated parking, Double glazed windows throughout, a Residents gym and beautifully maintained communal gardens.

Situated just off Westferry Road, the Apollo Building offers the perfect balance of tranquillity and city living. Mudchute DLR station is moments away, while Canary Wharf, with its world-class shopping, dining, and entertainment is easily accessible.

Excellent transport links including the Jubilee Line, Elizabeth Line, DLR and frequent bus services provide seamless connectivity across London. Scenic riverside walks lead to Greenwich and the O2 shopping centre, while nearby local shops and supermarkets add to the convenience of this vibrant location.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

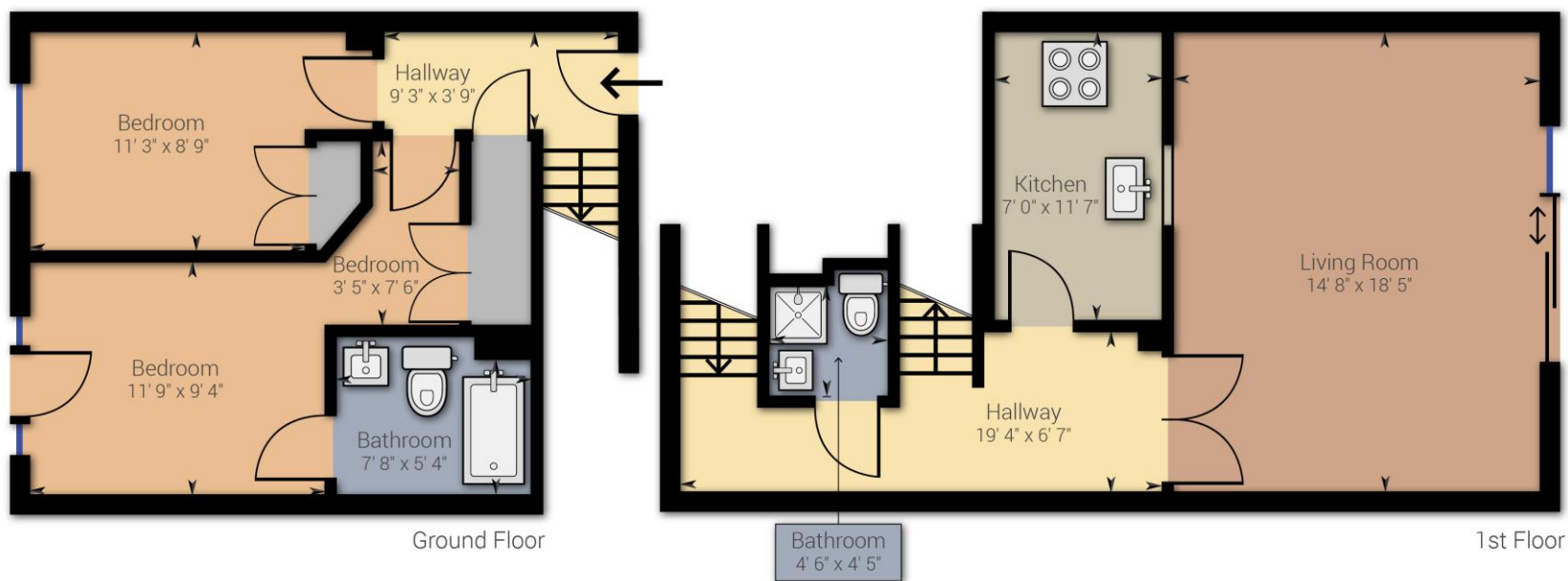


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	72
55-68 D		









Address: Apollo Building, E14

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Material Information

**Tenure** – Private balcony

**Length Of Lease** – 107 years

**Service Charge** – £5,720 pa

**Ground Rent** – £350

**Council Tax Band** – F

**Local Authority** – Tower Hamlet Council



**Property Type**

Apartment (Fourth Floor)



**Construction Type**

Brick



**Parking**

Allocated Parking



**External Wall Survey**

YES / NO / NA



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric



**Broadband**

Standard / Fibre



**Mobile Signal**

Good



**Flood Risk**

*Has the property been flooded in the past five years: NO*

Level of risk: None



**Proposed Development  
in Immediate Locality?**

None

### Balham

45 Bedford Hill,  
London, SW12 9EY

📞 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT

📞 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX

📞 0208 679 9889



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