



# Millharbour

London, E14

Offers in Excess of £375,000

A 485sq ft 1 bedroom apartment in the well-located 41 Millharbour development in the heart of South Quay, close to Canary Wharf.



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London, E14

- 485sq ft ground floor 1 bedroom apartment.
- Opens out onto the secure communal courtyard / decked area.
- Sought-after South Quay location.
- Modern block with 24 hour concierge.





A 485sq ft 1 bedroom apartment in the well-located 41 Millharbour development in the heart of South Quay. The property is in good internal condition and benefits from a large kitchen open-plan to the reception room. The reception room opens out onto the secure, communal gardens which are only accessible by the developments' residents on the 1st floor of the building.

41 Millharbour benefits from 24 hour concierge.

The building currently has a B2-rated EWS1 form, however, the developer (Weston Homes) has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating and as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria and requirements.

The service charges include the communally-provided heating and hot (& cold) water.

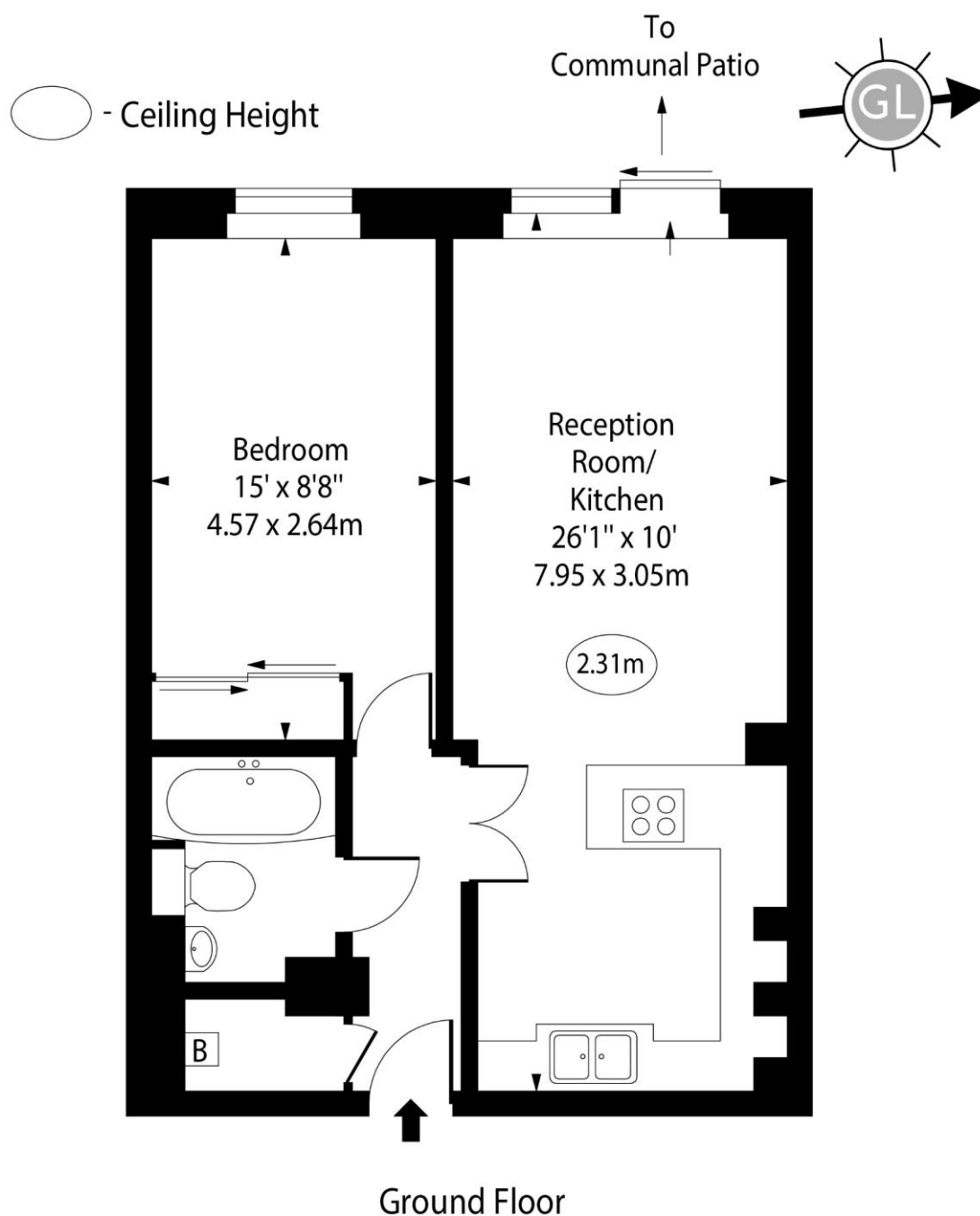
<b>Tenure:</b>	Leasehold – 978 years remaining approx.
<b>Service Charge:</b>	£5,000pa approx.
<b>Ground Rent:</b>	£200pa
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	77	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Canary Wharf & Greenwich Sales*

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# Millharbour, E14



Approx Gross Internal Area      485 Sq Ft - 45.06 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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