



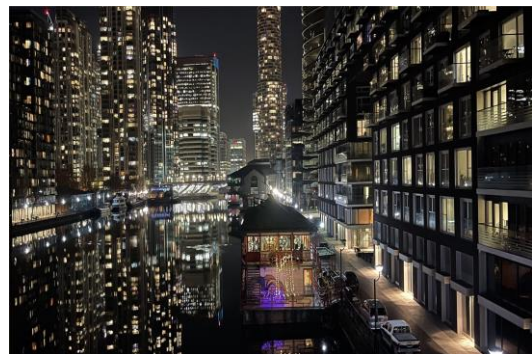
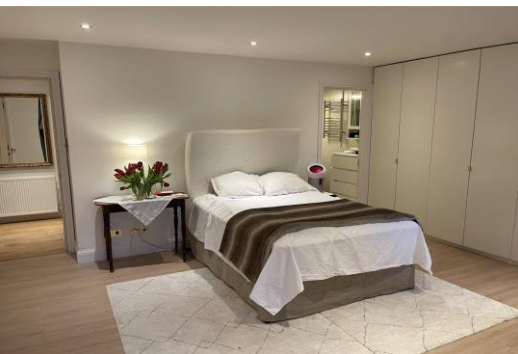
# Pepper Street

London, E14

Offers in excess of £450,000

A bright, spacious 890sq ft 3rd floor 2 bedroom 2 bathroom apartment in Pepper Street, overlooking the Millwall docks. The property benefits from an excellent location close to local shops, cafes & amenities. Secure, covered parking space included. Offered chain-free.

CHESTERTONS



# Pepper Street

## London, E14

- 875sq ft 3rd floor 2 bedroom, 2 bathroom apartment with balcony.
- Separate kitchen with window, hob & ample work surfaces.
- Conveniently-located close to shops & restaurants.
- Close to Crossharbour DLR station.
- Secure, undercover parking space; offered chain-free.





A bright & spacious, triple aspect 3rd floor 2 bedroom 2 bathroom 875sq ft apartment with stunning dock views in a low rise, brick-built building on Pepper Street, situated on the Eastern side of Glengall Bridge.

Pepper Street is located on the Eastern end of Glengall Bridge, a pedestrian bridge over The Outer Millwall Dock. Situated nearby are a variety of cafes, takeaways, shops & convenience stores, including a Tesco Local, Asda superstore, & an excellent Indian restaurant, Grand Cholan. 2 local public houses are conveniently located close (but not too close) by. Crossharbour DLR station is located approximately 100 metres from the property for easy access to Canary Wharf, The City, & Greenwich or Stratford. Canary Wharf Jubilee Line station is located approximately 3/4 of a mile away, & Elizabeth Line station is situated within 1 mile. The property also benefits from a secure, allocated parking space. Offered chain-free.

<b>Tenure:</b>	Leasehold – 161 years remaining approx.
<b>Service Charge:</b>	£3,314pa approx.
<b>Ground Rent:</b>	£10pa
<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)	73	78
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Canary Wharf & Greenwich Sales*

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