



Ability Place

Millharbour, E14

Guide Price £375,000

Guide price - £375,000 - £400,000. A Stunning one bed apartment set in Ability Place, a prestigious development with 24 hour concierge, gym, sauna, steam room and Jacuzzi. The apartment is well finished and offers stunning views from the balcony.



Ability Place

Millharbour, E14

- Stunning one bedroom apartment set on the 17th floor
- Moments from South Quay DLR
- 24 hour concierge
- On-site gym, sauna, steam room and jacuzzi.
- Views of Canary Wharf skyline and the docks below.
- EWS1 - B2 rating



Guide price - £375,000 - £400,000. Stunning one bedroom apartment set on the 17th floor of Ability Place, a prestigious dock-side development just moments from South Quay DLR, with 24 hour concierge, on-site gym, sauna, steam room & Jacuzzi. The apartment is high specification throughout and boasts a private balcony with unobstructed views of Canary Wharf skyline and the docks below.

The EWS1 rating is B2, buyers should speak to their mortgage brokers to confirm the requirements for the lender they are looking to use.

Tenure: Leasehold 109 years 6 months

Service Charge: £3152 approx.

Ground Rent: £500 for the first 25 years of the Term and £1,000 per annum for the

Local Authority: Tower Hamlets

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	80	80
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

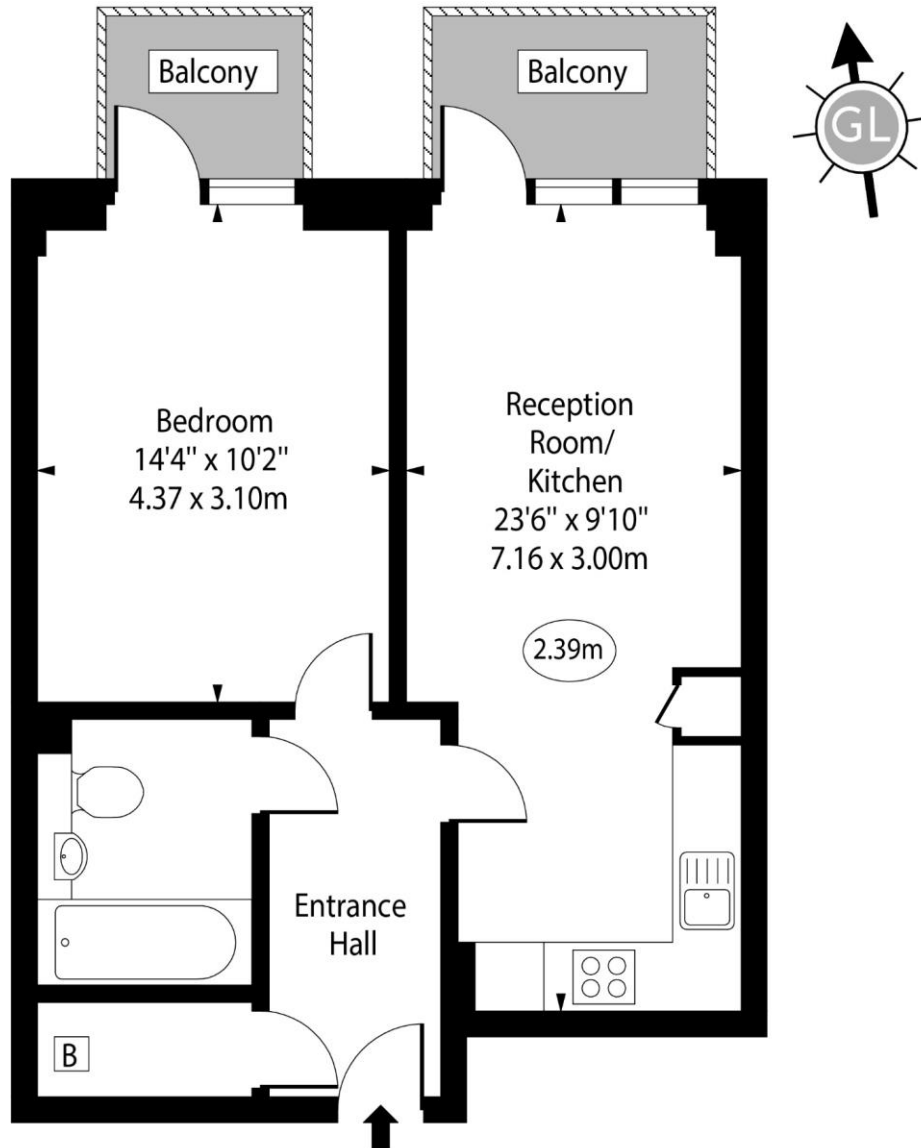
canarywharf@chestertons.co.uk

020 7510 8300

chestertons.co.uk

Ability Place, Millharbour, E14

○ - Ceiling Height



Seventeenth Floor

Approx Gross Internal Area 506 Sq Ft - 47.01 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 021303K