



Serapis House

28 Goodluck Hope Walk, E14

Offers in Excess of £450,000

Large one bedroom apartment in Serapis House, part of the Goodluck Hope development in E14. Featuring a bright open plan kitchen/living area with concrete effect island, good sized bedroom with built in storage and a stylish bathroom.



Serapis House

28 Goodluck Hope Walk, E14

- One-bedroom apartment
- 9th floor
- South easterly views
- Private balcony
- Concierge
- The 1595 Club with stunning residents facilities
- Thames Clipper access
- Jubilee Line and DLR



A large one bedroom apartment in Serapis House, part of the Goodluck Hope development in E14. Featuring a bright open plan kitchen/living area with concrete effect island, one good sized bedroom with built in storage and a stylish bathroom. Further benefits include a spacious 9th floor balcony with views over the River and O2.

Located adjacent to Trinity Buoy Wharf, Goodluck Hope residents benefit from fantastic facilities including 'The 1595 Club' featuring concierge, cinema room, gym and beautiful swimming pool overlooking the Thames. Transport options include Thames Clipper and the Jubilee Line & DLR from Canning Town Station.

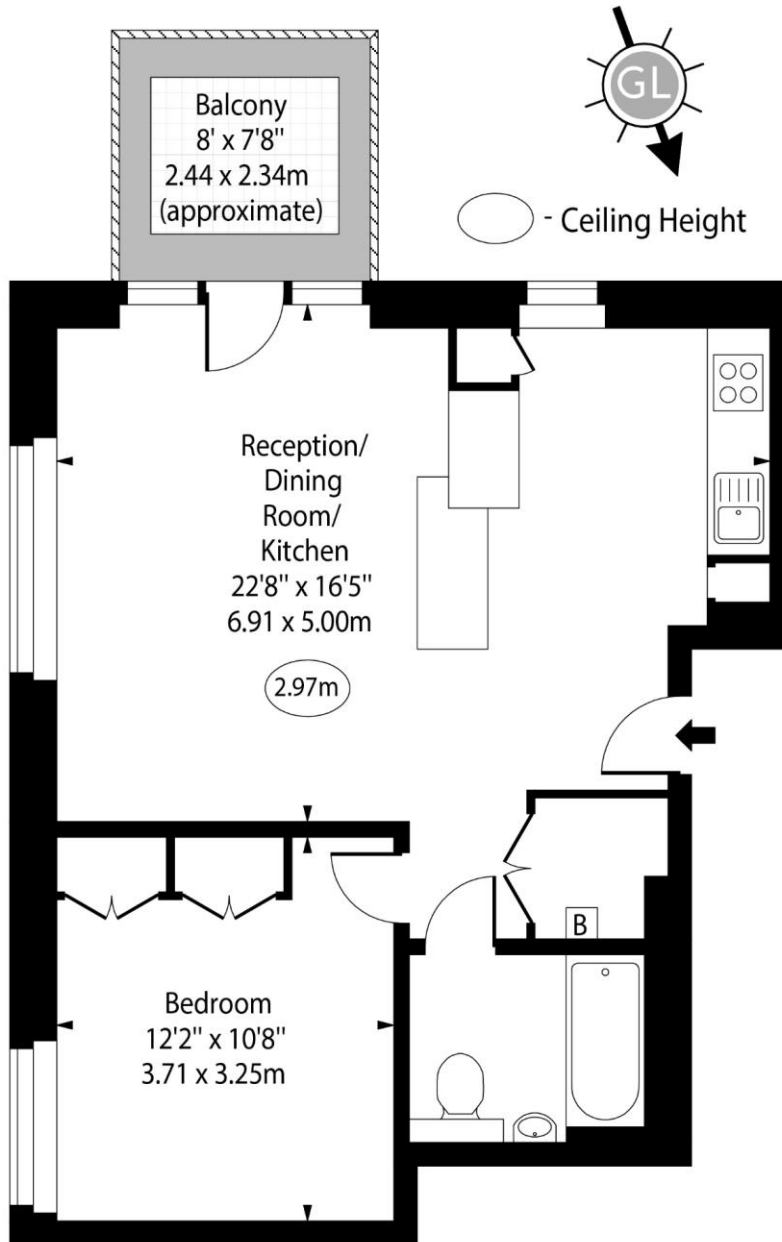
Tenure:	Leasehold - 992 years remaining approx.
Service Charge:	£4,149pa approx.
Ground Rent:	£571pa
Local Authority:	Tower Hamlets
Council Tax Band:	E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Serapis House,
Goodluck Hope Walk, E14



Ninth Floor

Approx Gross Internal Area 563 Sq Ft - 52.30 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 021765K

