



Berglen Court

7 Branch Road, E14

Asking Price £869,950

A 1353sq ft 7th floor 3 bedroom 2 bathroom penthouse apartment in Berglen Court, located next to the Limehouse Marina & Limehouse station. The apartment offers a large South-facing reception, principal bedroom & adjoining balcony. Secured, underground parking is included, & the property is offered chain-free.



Berglen Court

7 Branch Road, E14

- 1353sq ft 3 bedroom 2 bathroom 7th floor penthouse apartment.
- South-facing reception room, principal bedroom & adjoining balcony.
- Great location next to the Limehouse Marina & Limehouse (DLR & overground) station.
- 24 hour concierge; secure underground parking.
- Easy access to Canary Wharf & The City.
- Close to nearby amenities.
- Offered chain-free.

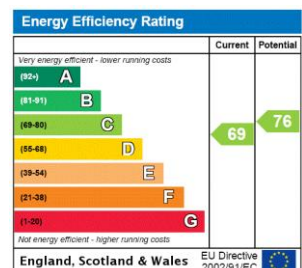


A 1353sq ft 7th floor 3 bedroom 2 bathroom penthouse apartment in Berglen Court, situated by the marina in a prime Limehouse location. The apartment offers spacious accommodation throughout. Accommodation comprises a large South-facing reception, principal bedroom (with en suite) & adjoining balcony. There are 2 additional double bedrooms, an additional guest bathroom, & a large, separate kitchen adjoining the reception room.

Berglen Court offers 24 hour concierge facilities, & is favourably-situated next to the Limehouse Marina, & Limehouse DLR & Overground station for easy access to Canary Wharf & The City. There are many amenities, & conveniences within easy walking distance, including the riverside pubs, restaurants of Narrow Street, & further local shops, & takeaways on Commercial Road.

The property is sold with a Share of Freehold. Secure parking is included & the property is offered chain-free.

Tenure:	Leasehold w/Share of Freehold – 174 years remaining approx.
Service Charge:	£9,165pa approx.
Ground Rent:	£86pa approx.
Local Authority:	Tower Hamlets
Council Tax Band:	G

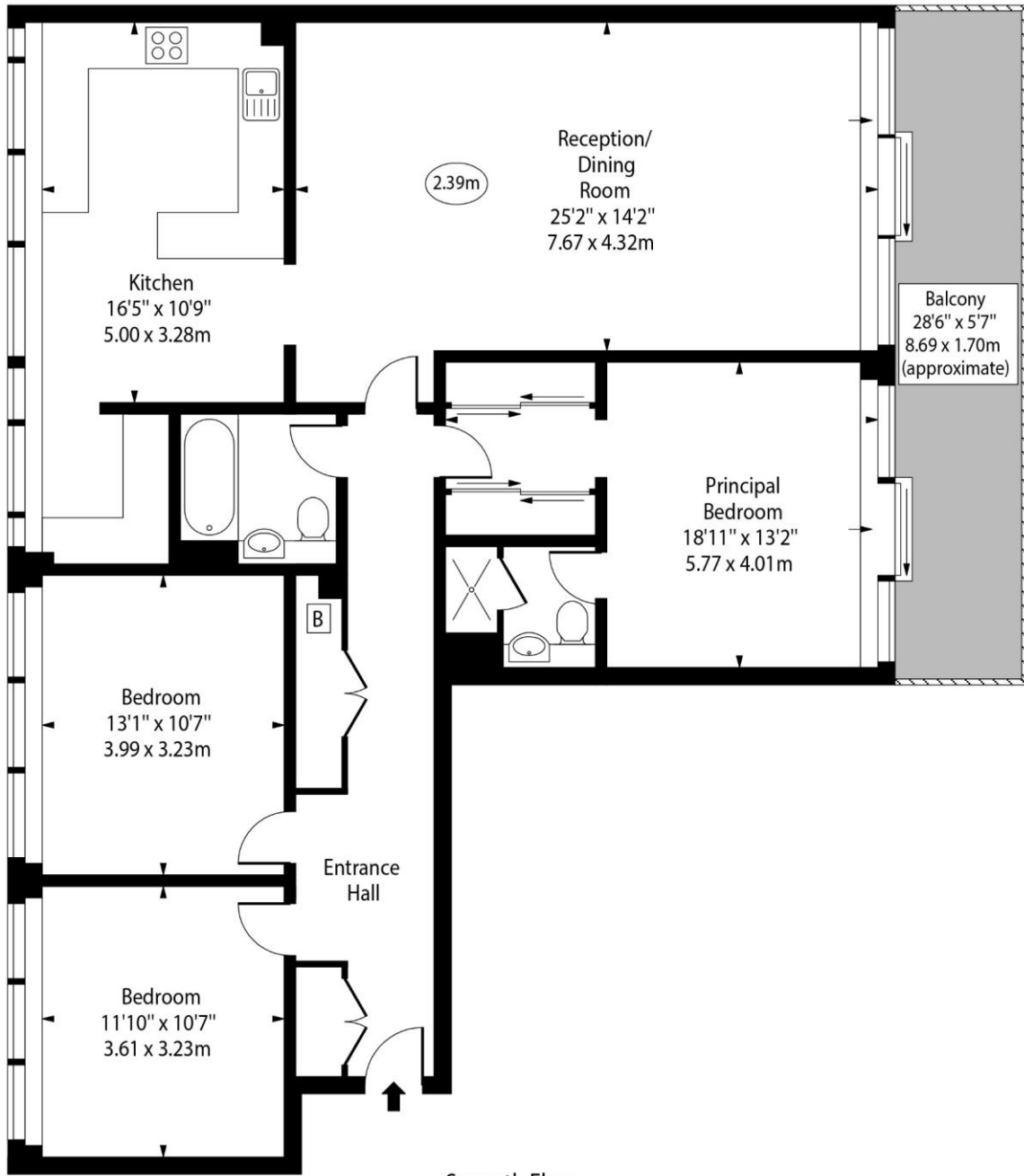
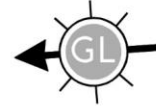


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Berglen Court,
Branch Road, E14

○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area 1353 Sq Ft - 125.69 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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