

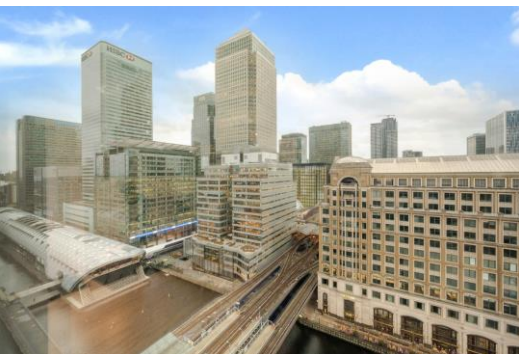


West India Quay

26 Hertsmere Road, E14

Offers in Excess of £650,000

An extremely spacious, light & airy 20th floor south-facing 1520sq ft 2 bedroom apartment in No1 West India Quay. The property boasts 2 large bedrooms, an impressive reception with open-plan kitchen & southerly views over the dock & Canary Wharf, as well as underground parking. Offered chain-free.



West India Quay

26 Hertsmere Road, E14

- 1520sq ft 20th floor 2 bedroom 2 bathroom apartment with floor-to-ceiling windows throughout.
- South-facing with impressive views over the dock & Canary Wharf from all principal rooms.
- Located within 50m of West India Quay DLR station, & within 150m of Crossrail Place & Elizabeth Line station.
- 24hr concierge; secure, underground parking space; offered chain-free.



An extremely spacious, light & airy 20th floor south-facing 1520sq ft 2 bedroom 2 bathroom apartment in a landmark Canary Wharf residential development: No1 West India Quay. The property is presented in excellent condition & boasts 2 large double bedrooms both with recently-renovated en suite bathrooms, as well as a guest W/C, an impressive & sizeable reception room with open-plan kitchen & commanding southerly views over the dock & Canary Wharf. The property benefits from floor-to-ceiling windows, bathing the apartment in natural light, with hard wood flooring in the reception & hallway, & additionally features comfort cooling with individual controls in all principal rooms.

No1 West India Quay is a landmark building constructed in 2004/05 by Manhattan Loft Corporation, & is arguably the most striking residential building, architecturally, in the area. The development benefits from 24 hour concierge service for your peace of mind & security & a universally-acceptable A2-rated EWS1 form.

The building's location is second to none: 50 metres from West India Quay DLR station, 150 metres from Crossrail Place & Canary Wharf Elizabeth Line station offering fast & direct access to Heathrow airport (approx.. 45 min) & the West End (approx.. 15 min), & within 500 metres of the main business district & shopping centre at Canary Wharf. Nearby are many bars & restaurants on the quayside, as well as a Cineworld cinema, & (24 hour) PureGym on Hertsmere Road, & a plethora of shopping & entertainment options over the footbridge in Canary Wharf.

The property is offered for sale on a chain-free basis, & benefits from a secure, underground parking space. Don't miss this opportunity to experience the best of Canary Wharf living, comfort & convenience, as well as an unrivalled square footage for the price & value for money!

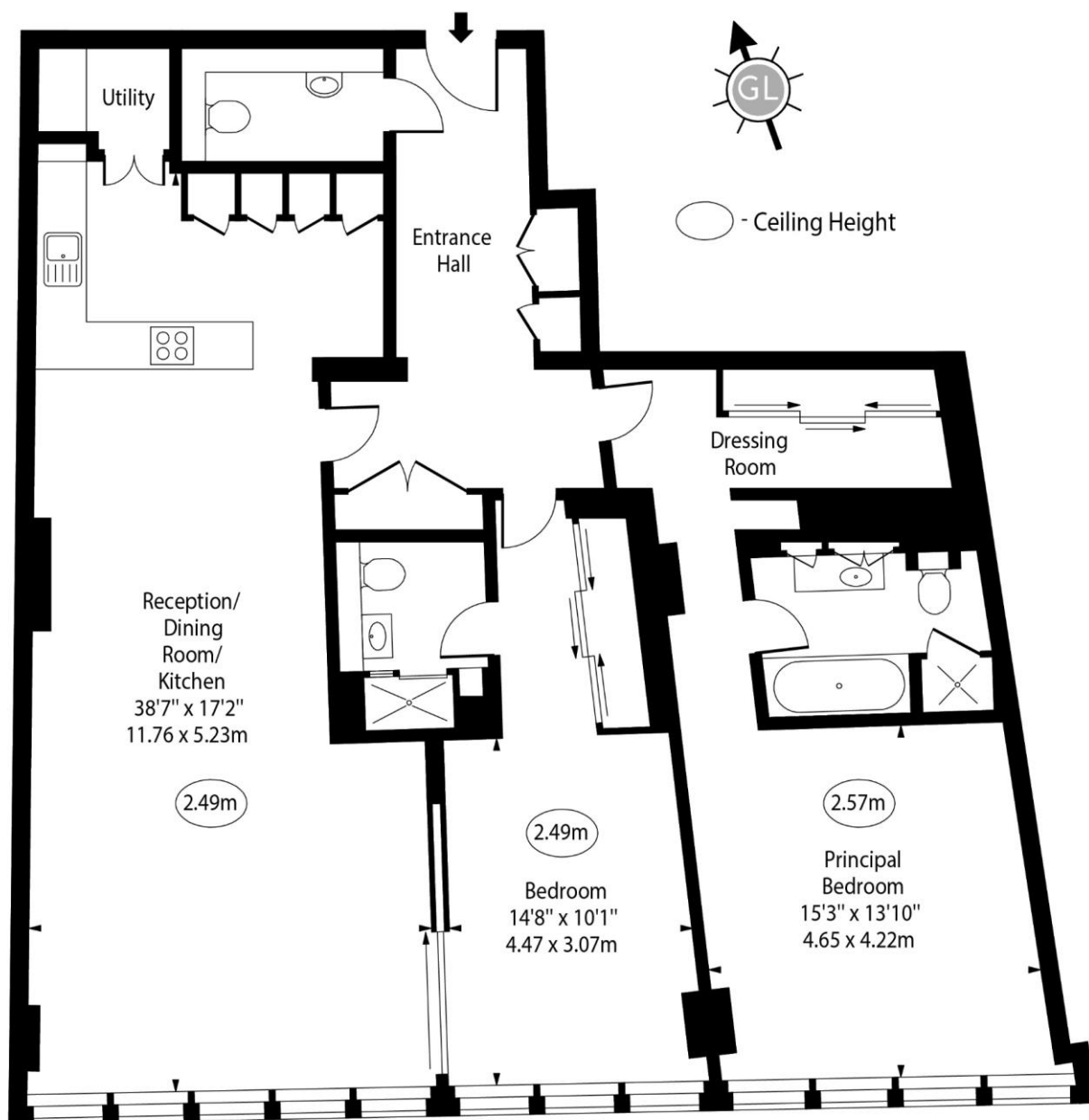
Tenure: Leasehold – 979 years remaining approx.
Service Charge: £19,816pa approx.
Ground Rent: £500pa doubling every 25 years for the 1st 100 years of the term
Local Authority: Tower Hamlets
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	73
(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		

Chestertons Canary Wharf & Greenwich Sales

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West India Quay,
Hertsmere Road, E14



Twentieth Floor

Approx Gross Internal Area 1520 Sq Ft - 141.21 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 022913M

