



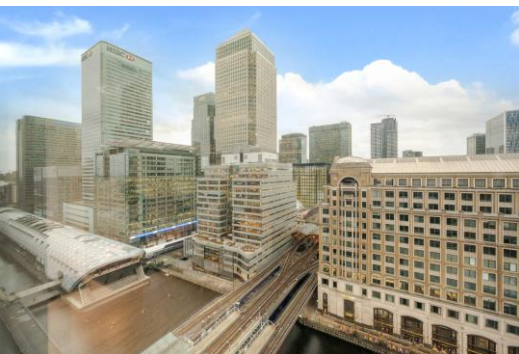
West India Quay

26 Hertsmere Road, E14

Guide Price £495,000

A 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.

CHESTERTONS



West India Quay

26 Hertsmere Road, E14

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- 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.

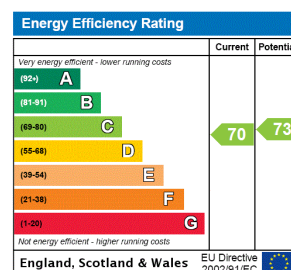
Tenure: Leasehold 977 years 8 months

Service Charge: £19430 approx.

Ground Rent: £500 doubling every 25 years (from commencement date) for the 1st

Local Authority: Tower Hamlets

Council Tax Band: G



Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

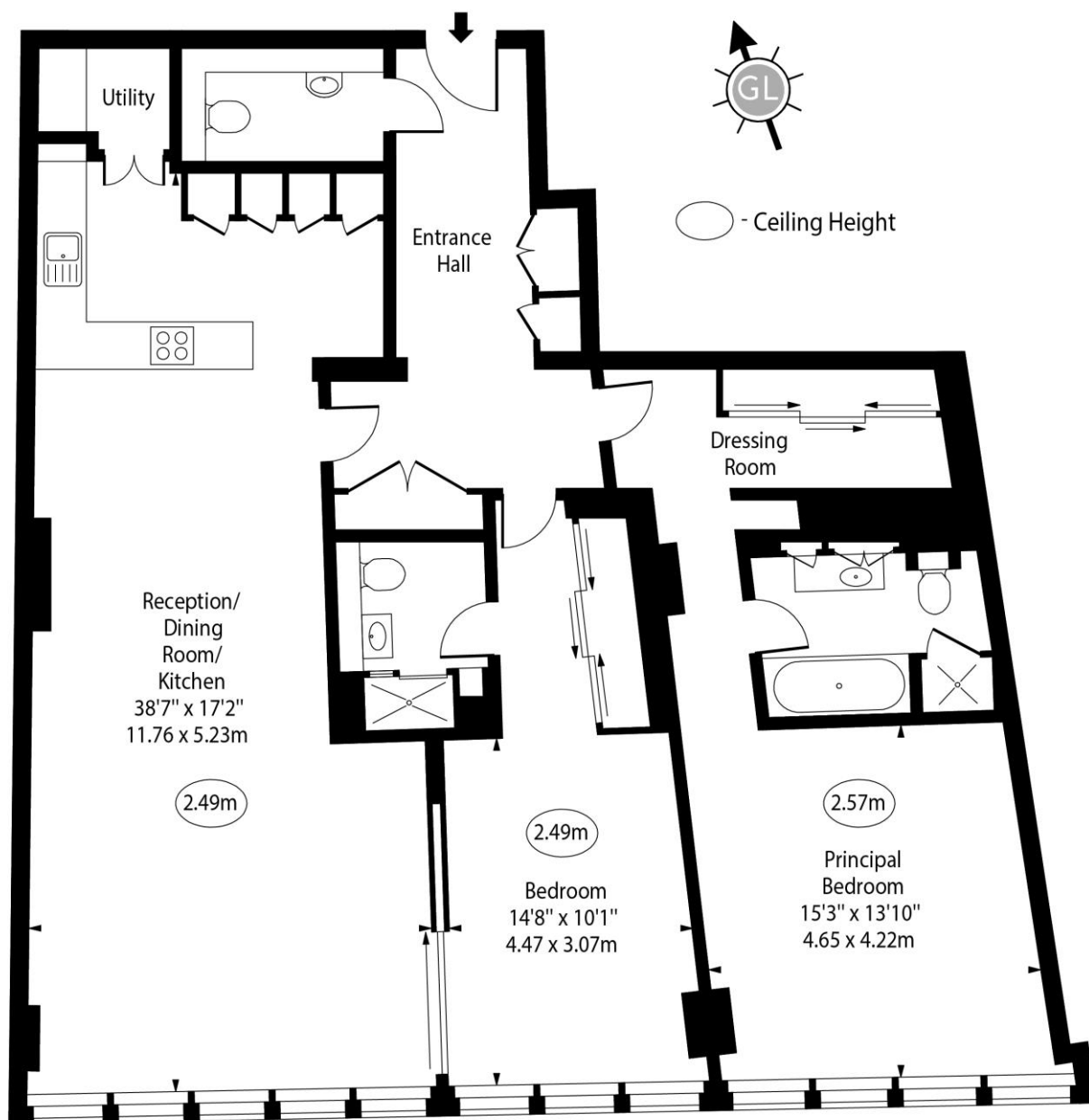
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West India Quay,
Hertsmere Road, E14



Twentieth Floor

Approx Gross Internal Area 1520 Sq Ft - 141.21 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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