



# St. Davids Square

Canary Wharf, E14

Offers in excess of £450,000

A very nicely presented two bedroom apartment with allocated parking space located in St Davids Square, a sought-after riverside development in prime location, offering convenience, comfort and contemporary living. The property is offered Chain Free.



# St. Davids Square

## Canary Wharf, E14

- Two bedroom apartment
- Riverside development with 24 hour concierge
- Spacious living area and separate kitchen
- Private balcony
- Allocated parking space
- Resident swimming pool, gym, Jacuzzi and sauna
- Short walk to Island Gardens DLR station
- Close to Cutty Sark and Greenwich
- Chain Free





This spacious apartment includes an inviting living/dining area providing plenty of room for entertaining, separate kitchen with integrated appliances and ample storage, two bedrooms, large master room with built-in storage, modern bathroom suite and a private balcony. The property is furnished to a high standard with real wooden floor throughout and granite kitchen worktop.

Residents of this development benefit from an array of amenities, including a 24-hour concierge service offering convenience and peace of mind, and impressive leisure facilities including swimming pool, well-equipped gym, Jacuzzi and sauna. Well-maintained communal garden areas offer outdoor Green space and direct link to path for riverside strolls.

Located just minutes away from the Island Gardens DLR station, the property provides direct and easy access to Canary Wharf and The City. The nearby Thames Footpath and Thames Clipper services lead to iconic landmarks including Cutty Sark, Greenwich and central London. Local amenities include restaurants, shops, bars, supermarkets and parks.

**Tenure:** Leasehold 972 years 6 months

**Service Charge:** £4364

**Ground Rent:** £350

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

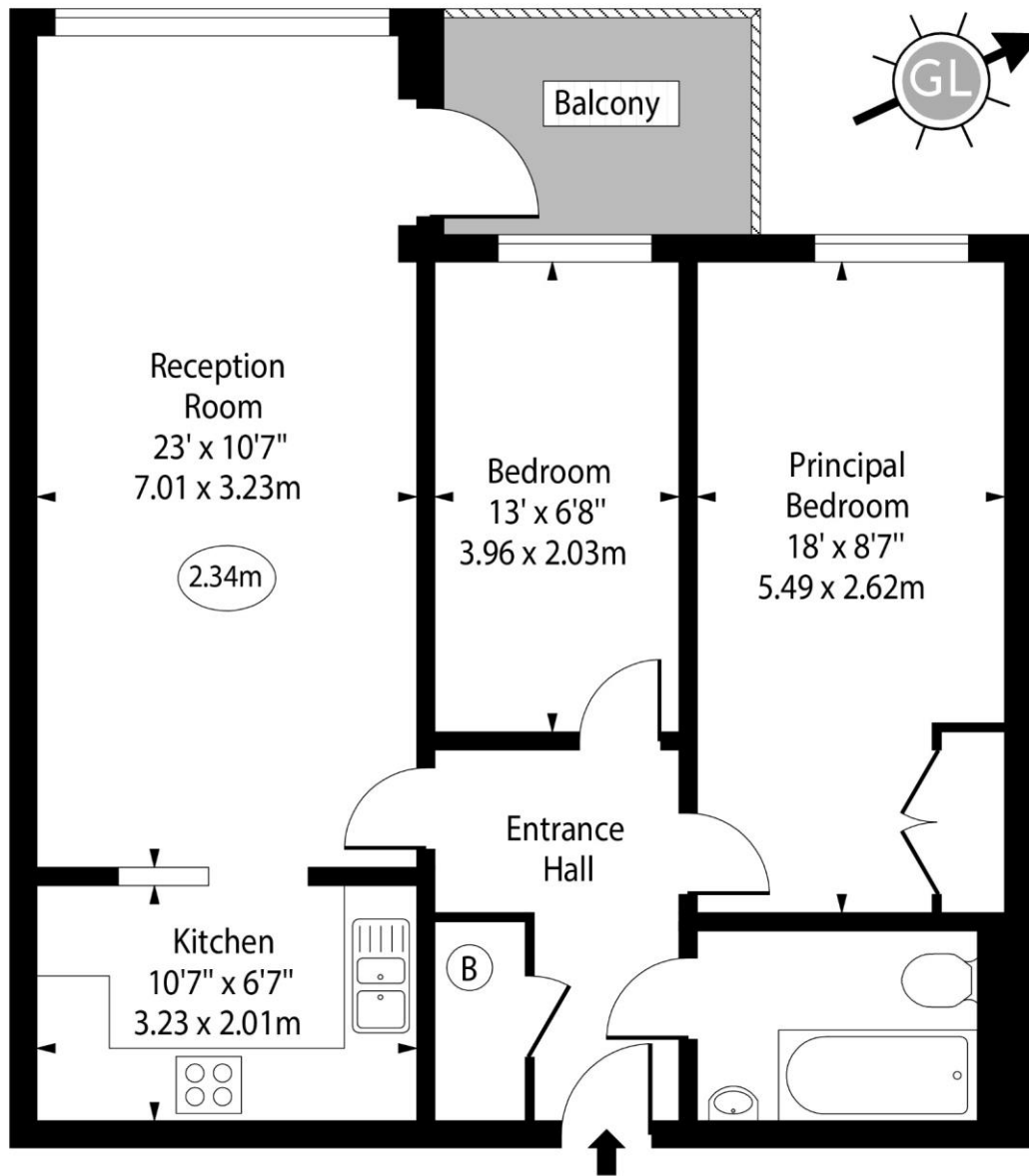
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		76
<b>D</b> (55-68)	57	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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# St. Davids Square, E14

○ - Ceiling Height



First Floor

Approx Gross Internal Area      696 Sq Ft - 64.66 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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