



Duckham Court

8 Nauticus Walk, E14

Offers in excess of £550,000

A fantastic two bedroom, two bathroom penthouse apartment featuring a wraparound balcony and scenic views. Ideally located close to Mudchute DLR Station and Millwall Dock in the heart of the Isle of Dogs.



Duckham Court

8 Nauticus Walk, E14

- Two Double Bedroom Penthouse apartment
- Two bathrooms
- Wrap around balcony
- 795 sqft of Internal Living Space
- Mudchute DLR Station 0.1km
- Cycle storage
- Leasehold 116 years remaining
- Service Charge £1,947 approx
- Ground Rent £300 pa
- EWS1 -B1 rating



A perfect first time buyer home, offering a private setting with two good-sized double bedrooms, an open-plan living-kitchen area with access to a balcony that wraps around the exterior, with views to the North and East. The two bathrooms are finished to a high standard and there is plenty of storage space in the hallway.

Nauticus Walk is supremely located close to Mudchute DLR Station (0.1km) allowing for easy access in/out of Canary Wharf, Greenwich Village and connections to Stratford, the City of London and London's famous West End. There are also plenty of local bus routes available and amenities along Westferry and Manchester Roads, just short distance away. The block has cycle storage. Lease Length - 116 years remaining Service Charge - £1,947 pa approx. Ground Rent - £300 pa. EWS1- B1 rating

Tenure: Leasehold 116 years 3 months

Service Charge: £1947 approx.

Ground Rent: £300

Local Authority: Tower Hamlets

Council Tax Band: E

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

Chestertons Canary Wharf & Greenwich Sales

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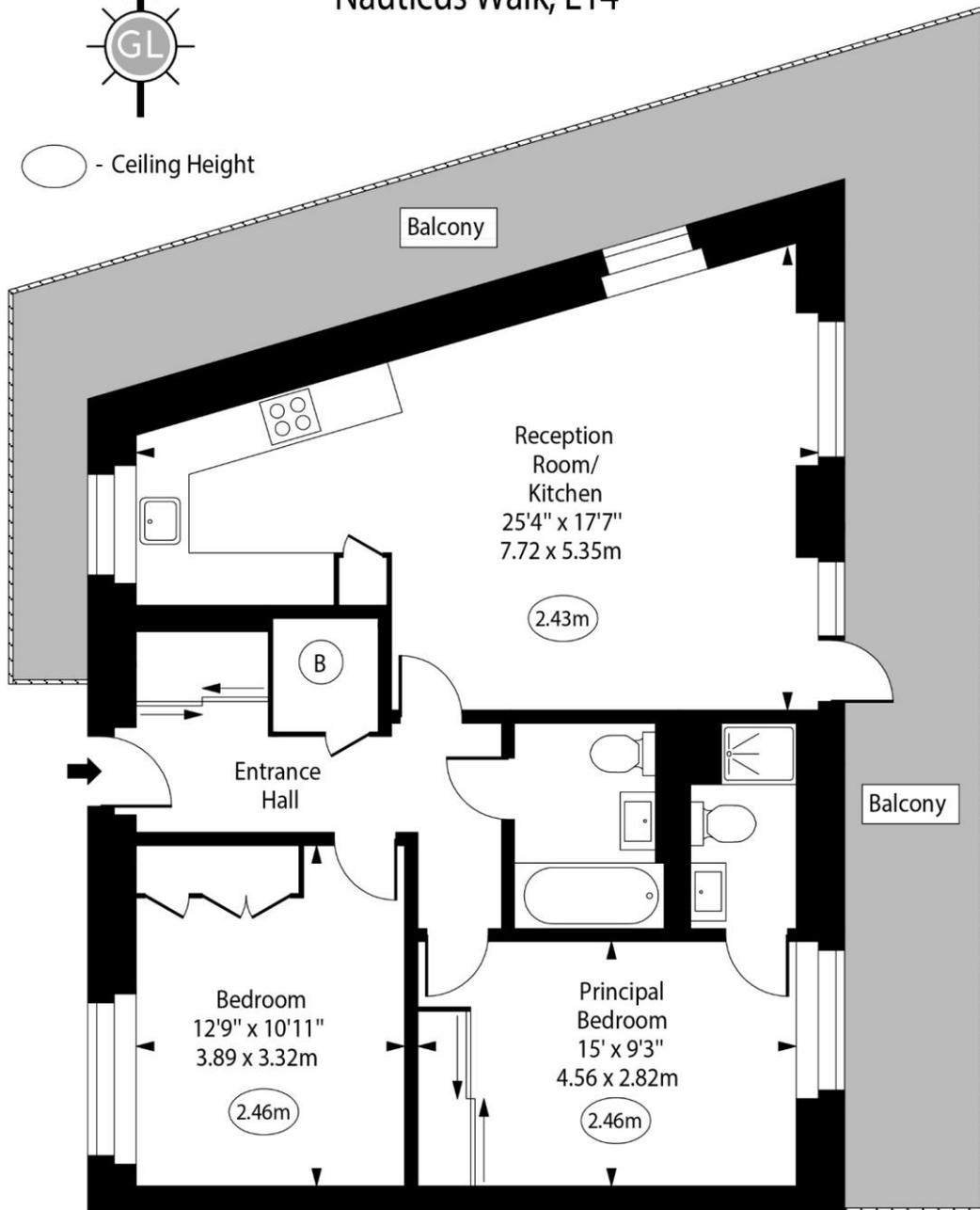
020 7510 8300

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Duckham Court, Nauticus Walk, E14



○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 795 Sq Ft - 73.86 Sq M

For Illustration Purposes Only - Not To Scale

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