

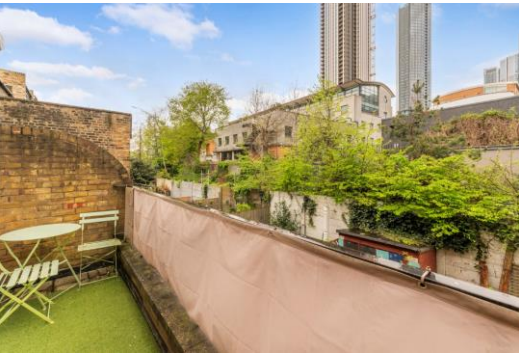


# Manchester Road

London, E14

Asking Price £325,000

A beautiful ground floor one bedroom period-style apartment with its own private balcony, located in close proximity of the Canary Wharf Financial District and sold chain-free.



# Manchester Road

London, E14

- Ground Floor One Bedroom Apartment
- Private West-Facing Balcony
- Located close to Canary Wharf via Wood Wharf.
- 500m from South Quay DLR station.
- Offered chain-free.



A beautiful ground floor 1 bedroom apartment with its own private, west-facing balcony. The property enjoys an abundance of natural light, with accommodation incorporating a large open-plan kitchen / reception room, with direct access to the balcony, a good-sized double bedroom and modern three-piece bathroom suite.

The property is a flat in a modern Victorian-style house reconstruction set within an imposing Victorian terrace at the top of Manchester Road, set within the Coldharbour Conservation Area, close to Canary Wharf (via Wood Wharf), & located within 500m of South Quay DLR station. There is a Tesco Local across the street.

The property is conveniently-located close to the new 8.9 acre Wood Wharf site (which is currently being developed by Canary Wharf Group), which will offer an abundance of street-level retail units: shops, bars & restaurants, like a brand new, high-tech Shoreditch, to go with Canary Wharf's "mini-Manhattan". When completed (est 2025) the site will offer 1.9million sq ft of offices, 275,000sq ft of retail space, & over 3200 new homes. There is already a direct pedestrian route through Wood Wharf to Canary Wharf Jubilee Line station & business district which the property benefits from.

On-street parking by way of residents' parking permits. Offered chain-free.

**Tenure:** Share of Freehold - 87 years lease remaining approx.  
**Service Charge:** £900pa  
**Ground Rent:** £N/A  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** C

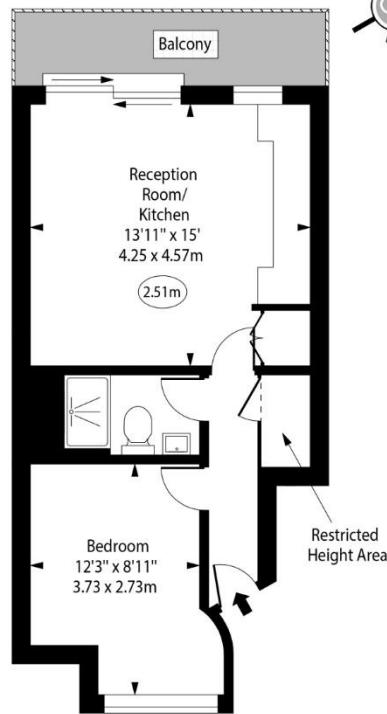
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Canary Wharf & Greenwich Sales

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# Manchester Road, E14

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 392 Sq Ft - 36.42 Sq M

Approx. Floor Area Including Restricted Heights 406 Sq Ft - 37.72 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023488J

