



St. Davids Square

London, E14

Asking Price £600,000

A fantastic, split-level, two bedroom apartment with private balcony, boasting viewings over the River Thames. Located on the 5th and 6th floor of a very popular development in the heart of Island Gardens in E14. The property is sold chain free.



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- In Excess of 1,200sq ft Internal Living Space!
- Split-level 5th & 6th Floors
- Two Double Bedrooms
- 24 Hour Concierge
- Residents Gym and Swimming Pool
- Private Parking
- Superb Location near Island Gardens
- EWS1 Compliant



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The property benefits from off-street parking, twenty-four hour concierge, residents gym and swimming pool. The property is also vacant and being sold chain free, making it an ideal buying opportunity for a First Time Buyer.

Located on the 5th and 6th floors of the ever-popular St. David's Square development in the heart of Island Gardens , this apartment offers quick access to both Millwall Park and Island Gardens DLR Station, connecting Canary Wharf and Bank with just 16 minutes.

Tenure: Leasehold 972 years approx. remaining.

Service Charge: £5,776 pa approx. Reviewed Annually.

Ground Rent: £300 pa. Doubling every 25th anniversary of the term commencement date for the first 100 years.

Local Authority: Tower Hamlets

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	48	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			69

England, Scotland & Wales EU Directive 2002/91/EC

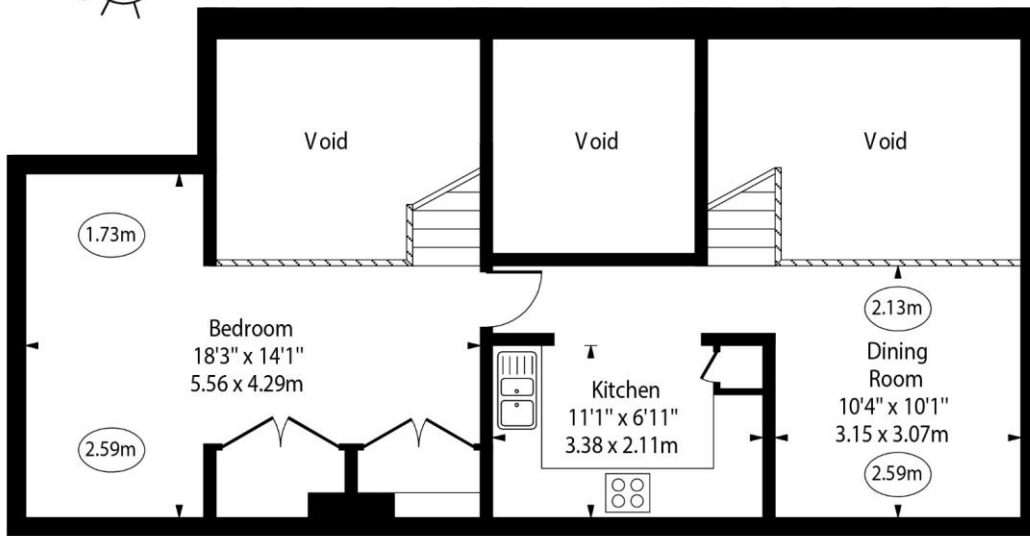
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

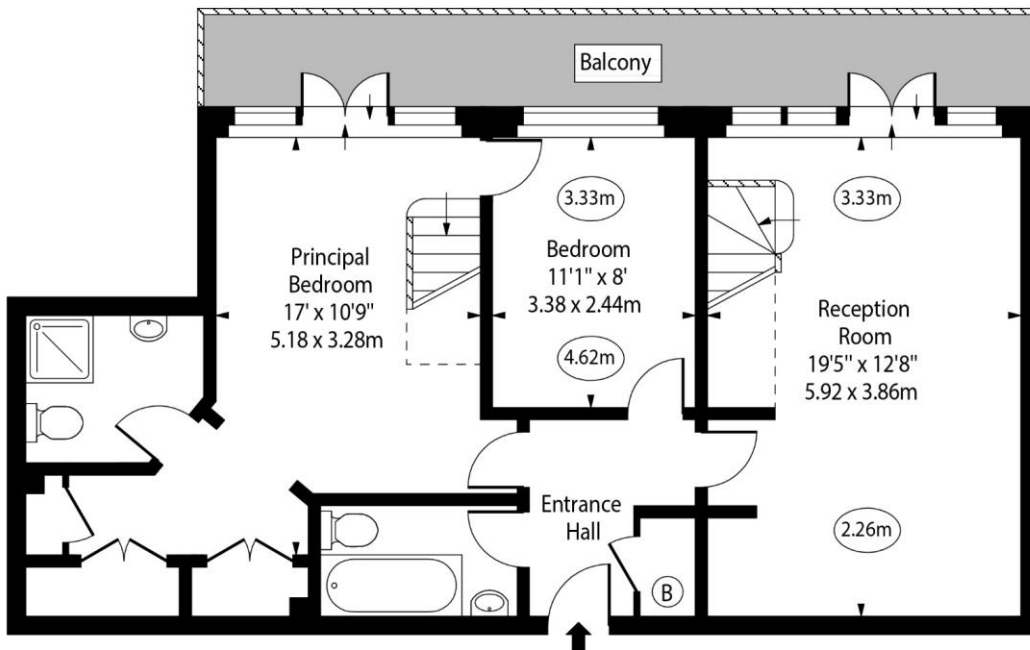


St. Davids Square, E14

○ - Ceiling Height



Mezzanine



Fifth Floor

Approx Gross Internal Area 1206 Sq Ft - 112.04 Sq M

(Excluding Voids)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024197E

