



# Galleons View

1 Stewart Street, E14

Asking Price £475,000

A gorgeous two bedroom, two bathroom 1st floor apartment of approx. 730sq ft, situated in the riverside development of Galleons View, with a private balcony that enjoys south-easterly views over the River Thames



# Galleons View

1 Stewart Street, E14

- Two Bedrooms & Two Bathrooms
- Private Balcony
- Secure Off-Street Parking
- South Quay DLR 600m
- South-by-South East Facing
- River Thames Views



This beautiful apartment would be perfect for a First Time Buyer as a great starter home in the Canary Wharf area. All fixtures have been maintained to a high standard and the property receives an abundance of natural light courtesy of its orientation and private balcony.

Galleons View is located less than 200m from the 8.9 acre Wood Wharf site which is currently being developed by Canary Wharf Group. When completed (est. 2025) the site will offer 1.9million sq ft of offices, 275,000sq ft of retail space, & over 3200 new homes. Both South Quay (0.6km) and Crossharbour (0.65km) DLR Stations are in close reach, offering easy access into Bank within 20 minutes, and historic Greenwich Village in less than 15 minutes.

The apartment also benefits from secure, off-street parking.

**Tenure:** Leasehold 95 years remaining approx.

**Service Charge:** £3,778 pa. Reviewed Annually.

**Ground Rent:** £425 pa. Reviewed every 25 years from the Lease commencement date.

**Local Authority:** Tower Hamlets

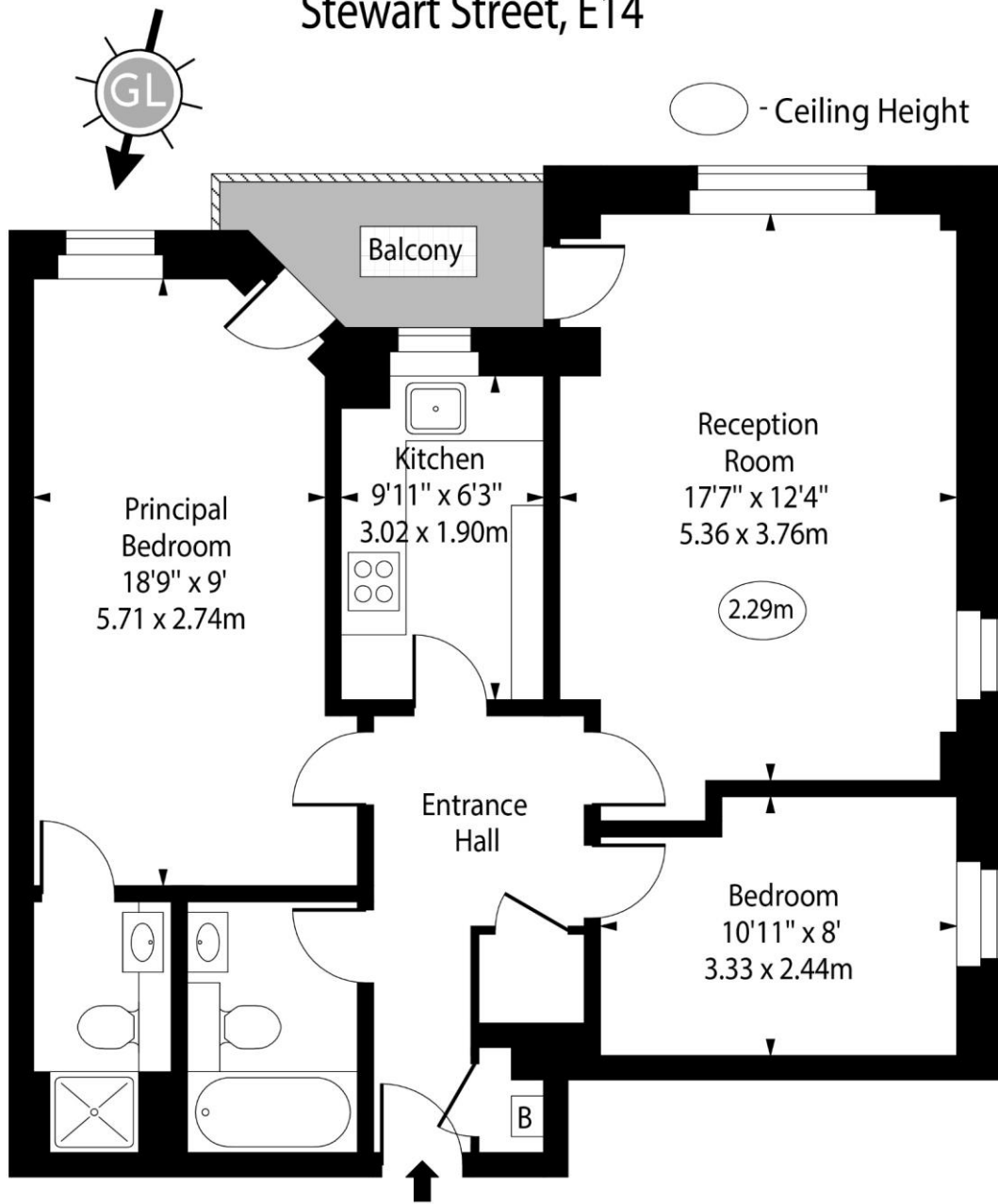
**Council Tax Band:** F

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

### Chestertons Canary Wharf & Greenwich Sales

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# Galleons View, Stewart Street, E14



First Floor

Approx Gross Internal Area      728 Sq Ft - 67.63 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 024295K

