



Pepper Street

London, E14

Asking Price £650,000

A bright, spacious & recently-refurbished 890sq ft 2nd floor 2 bedroom 2 bathroom apartment in Pepper Street, overlooking the Millwall docks. The property benefits from an excellent location close to local shops, cafes & amenities. Secure, undercover parking is included, the property is offered chain-free & sold with share of freehold.



Pepper Street

London, E14

- 890sq ft 2nd floor 2 bedroom 2 bathroom apartment.
- Fully-refurbished throughout.
- Separate kitchen with window, hob & ample work surfaces.
- Secure, undercover parking space; offered chain-free.
- Shares in Freehold company included.



A bright, spacious & recently-refurbished 890sq ft 2nd floor 2 bedroom 2 bathroom apartment in Pepper Street, overlooking the Millwall docks. The property is situated in block 2 Pepper Street which has always been residential, & benefits from lift access, as well as shares in the freehold company.

The property boasts a large, fully-fitted & separate kitchen with window, gas hob & ample work surfaces. The kitchen is complete with high specification Neff & Bosch appliances. The spacious South-facing reception room has views over Outer Millwall Dock, benefits from a large window seat and brand new light wood flooring. Both double bedrooms face North, & enjoy views up the dock towards Canary Wharf. The principal bedroom enjoys a brand new en suite bathroom, complete with high quality fittings. The guest bathroom matches the en suite, complementing the overall sleek, modern finish.

Pepper Street is located on the Eastern end of Glengall Bridge, a pedestrian bridge over The Outer Millwall Dock. Situated nearby are a variety of cafes, takeaways, shops & convenience stores, including a Tesco Local, Asda superstore, & an excellent Indian restaurant, Grand Cholan. 2 local public houses are conveniently located close (but not too close) by. Crossharbour DLR station is located approximately 100 metres from the property for easy access to Canary Wharf, The City, & Greenwich or Stratford. Canary Wharf Jubilee Line station is located approximately 3/4 of a mile away, & Elizabeth Line station is situated within 1 mile. The property also benefits from a secure, allocated parking space. Offered chain-free.

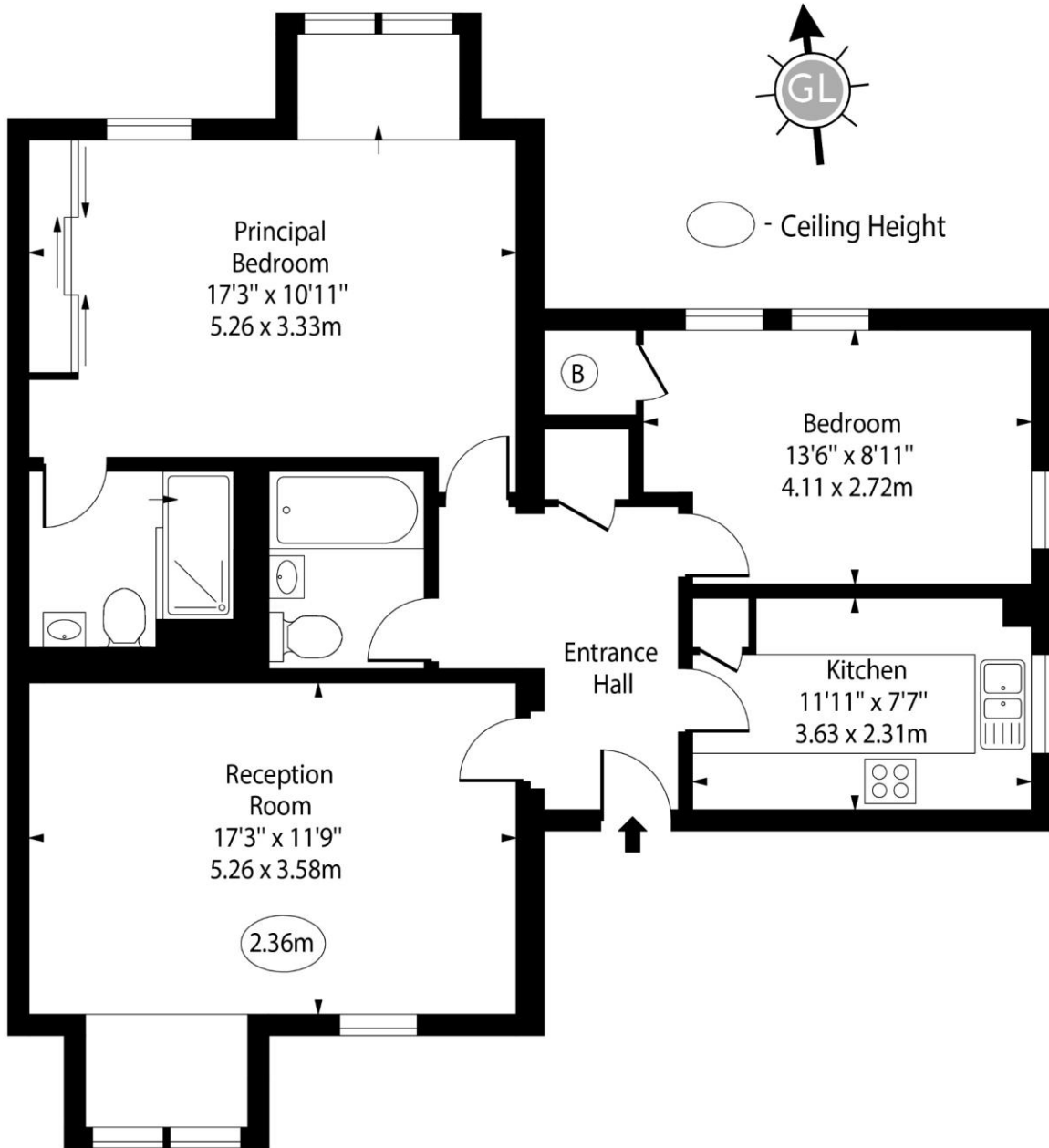
Tenure: Leasehold w/Share of Freehold – 162 years remaining approx.
Service Charge: £3,360pa approx.
Ground Rent: Peppercorn
Local Authority: Tower Hamlets
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	

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Second Floor

Approx Gross Internal Area 890 Sq Ft - 82.68 Sq M

For Illustration Purposes Only - Not To Scale

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