



Millharbour

London, E14

Asking Price £550,000

A very well-kept 10th floor 2 bedroom 2 bathroom apartment with balcony & direct dock views from all principal rooms in the well-located 41 Millharbour development in the heart of South Quay. Secure, underground parking space included.



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- 688sq ft 10th floor 2 bedroom 2 bathroom apartment with balcony.
- Direct dock views from all rooms.
- 24 hour concierge.
- Located very close to South Quay DLR station.
- Within 1km of Canary Wharf Jubilee Line station.
- Heating & hot (& cold) water included in service charge.
- Secure underground parking space.



A 10th floor 2 bedroom 2 bathroom apartment with an excellent Eastern aspect in the well-located 41 Millharbour development. The property is in excellent condition throughout, & boasts an open-plan kitchen / living room, & direct dock views from all principal rooms, & its balcony. The property is situated in a modern block with 24 hour concierge services available.

The building currently has a B2-rated EWS1 form, however, the developer (Weston Homes) has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating, & as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria & requirements.

The service charges include the communally-provided heating & hot (& cold) water. A

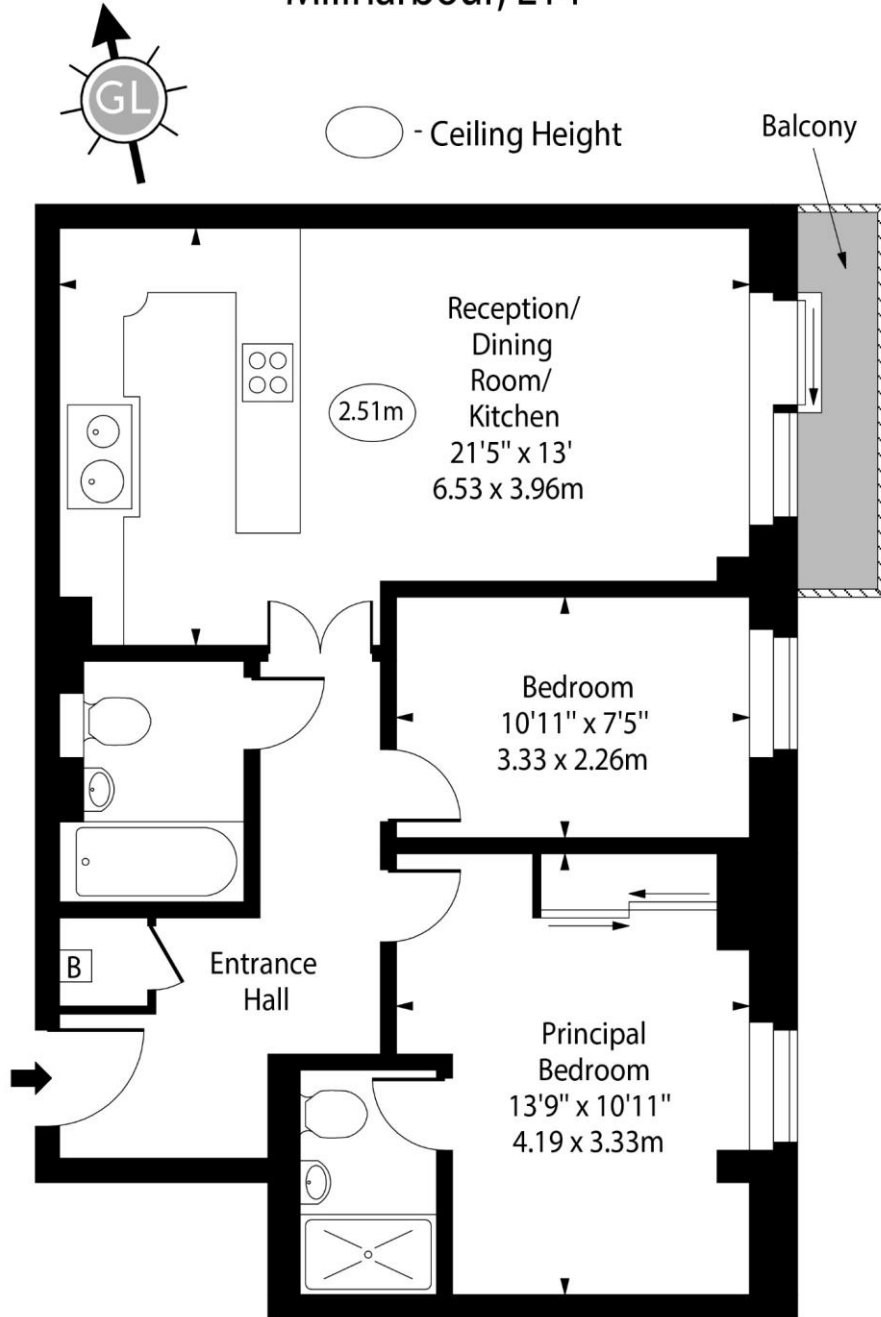
Tenure: Leasehold – 977 years remaining approx.
Service Charge: £6,504pa approx.
Ground Rent: £200pa
Local Authority: Tower Hamlets
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-)	A		
(81-91)	B	82	82
(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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Tenth Floor

Approx Gross Internal Area 688 Sq Ft - 63.92 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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