



# West India Quay

26 Hertsmere Road, E14

Asking Price £450,000

A fantastic 1 bedroom apartment located in a premier development, right in the heart of Canary Wharf. The property boasts floor-to-ceiling windows, amazing views of the Olympic Park and a generous open-plan living-kitchen arrangement.



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- 16th Floor Apartment
- One Bedroom | One Bathroom
- Stunning Expansive Views
- Walking Distance to Excellent Amenities
- Over 600sq ft Internally
- Sold Chain-Free



Situated on the 16th Floor of the ever-popular One West India Quay, with accommodation laid-out over 614sq ft, this spacious one bedroom apartment would make the ideal purchase for a discerning First Time Buyer.

One West India Quay is perfectly located across the footbridge to Canary Wharf and next to the shops, restaurants and amenities of the West India Quay area itself. Transport links are provided by West India Quay DLR Station, or Jubilee line services from Canary Wharf and the new Elizabeth Line services across London.

Offered with no onward chain.

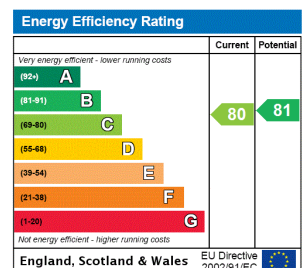
**Tenure:** Leasehold 978 years remaining approx.

**Service Charge:** £6,968 pa approx.

**Ground Rent:** £350 pa doubling every 25<sup>th</sup> anniversary from the commencement date of the lease for the first 100 years

**Local Authority:** Tower Hamlets

**Council Tax Band:** F



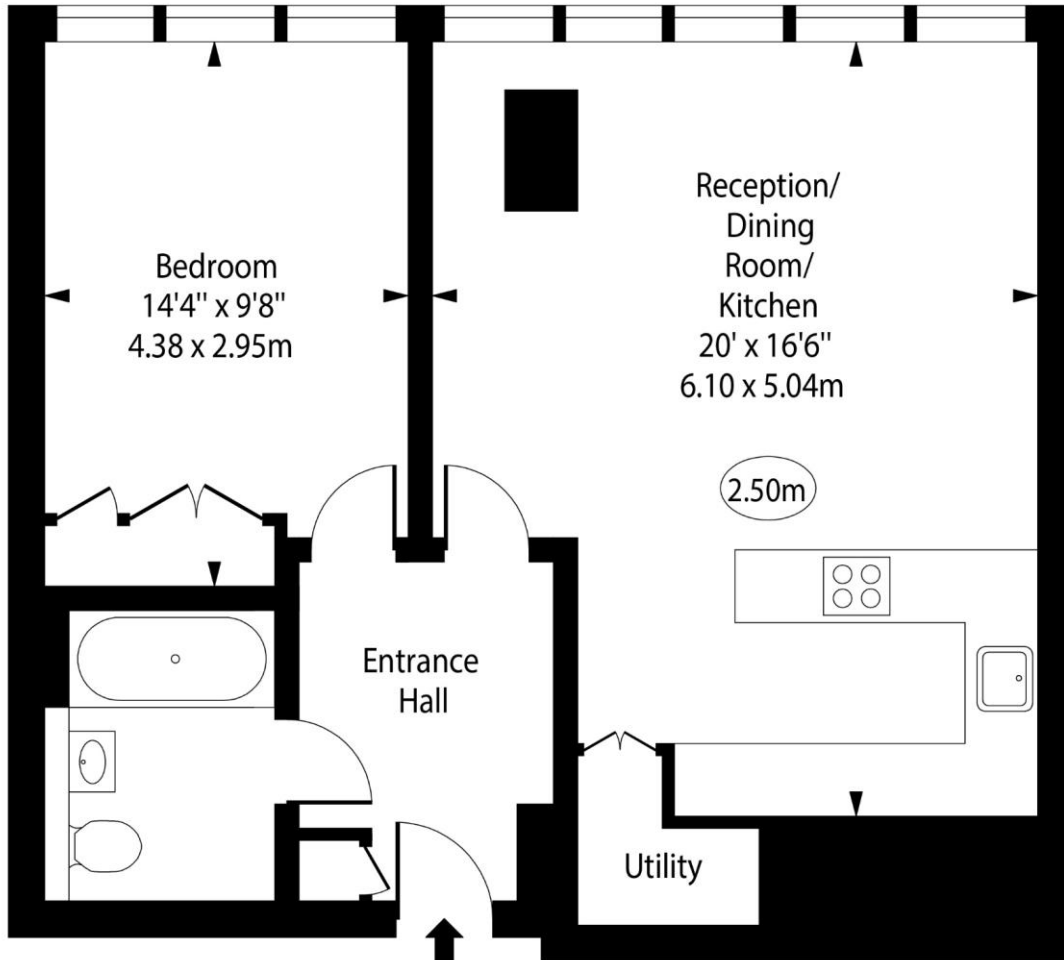
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# West India Quay, Hertsmere Road, E14



○ - Ceiling Height



## Sixteenth Floor

Approx Gross Internal Area      614 Sq Ft - 57.04 Sq M

For Illustration Purposes Only - Not To Scale

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

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