



# Lancaster Drive

London, E14

Asking Price £450,000

A superb two bedroom, one bathroom 2nd floor apartment of approx. 680sq ft, situated in the Blackwall Basin development of Lancaster Drive, with a private balcony that enjoys westerly views over Graving Dock and the Canary Wharf skyline.



# Lancaster Drive

London, E14

- Two Bedrooms | One Bathroom
- West Facing Private Balcony
- Secure Off-Street Parking (Garage)
- South Quay DLR 600m
- Jubilee & Elizabeth Lines 750m
- Exceptional Dock and Canary Wharf 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 good standard and the property receives an abundance of natural light courtesy of it's orientation and private balcony.

Lancaster Drive 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.

South Quay DLR Station (0.65km) is in close reach, offering easy access into Bank within 20 minutes, and historic Greenwich Village in less than 15 minutes. Canary Wharf Jubilee and Elizabeth Line Stations are also located close by (0.75km) and offer excellent transport links to London's West End, and further afield to Heathrow Airport.

The apartment also benefits from secure, off-street garage parking and visitors permits can be sought for family & friends.

**N.B. The Leaseholders within the development are currently in the process of extending their Leases as a group up to 999 years.**

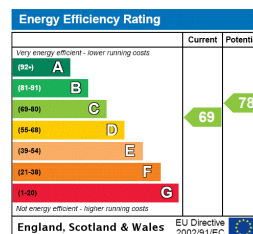
**Tenure:** Share of Freehold 85 years approx. remaining

**Service Charge:** £3,260 pa approx.

**Ground Rent:** £150 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** E



### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

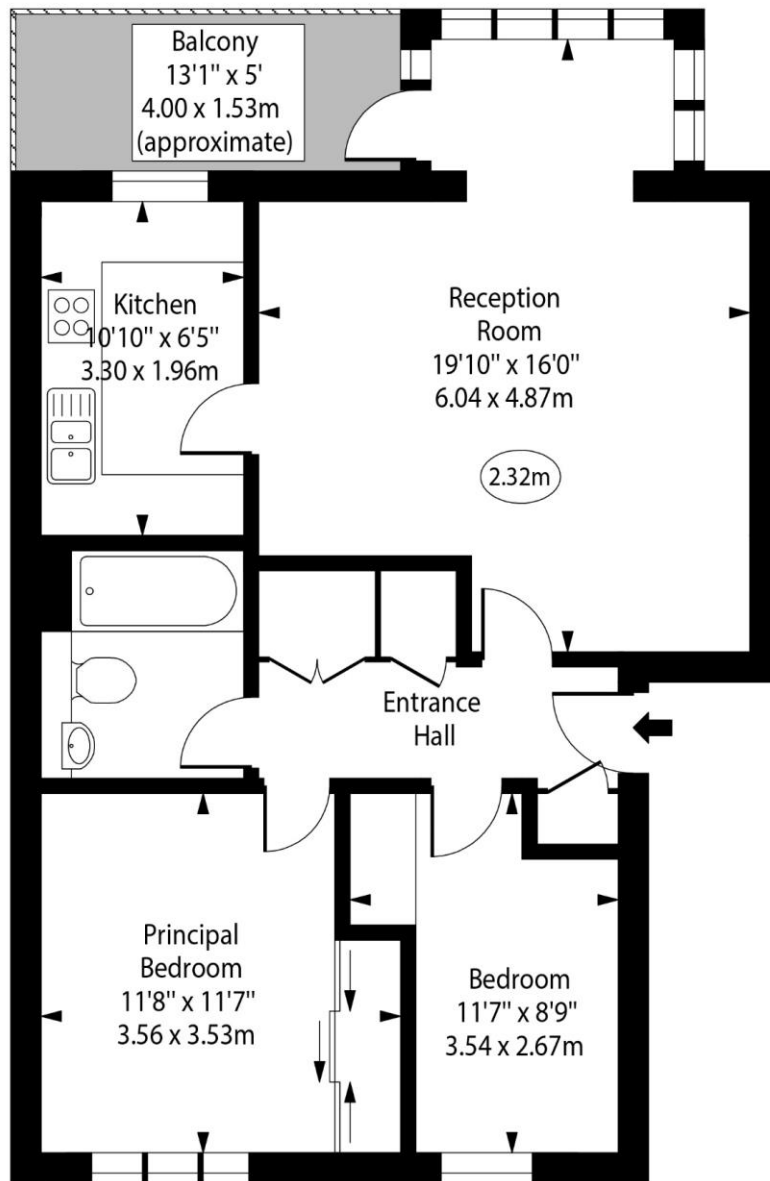
canarywharf@chestertons.co.uk

020 7510 8300

chestertons.co.uk

# Lancaster Drive, E14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      680 Sq Ft - 63.17 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 024858A

