



# Boardwalk Place

London, E14

Asking Price £750,000

One for the connoisseur: possibly the best 2 bedroom 2 bathroom apartment in Boardwalk Place. A 930sq ft sub-penthouse in immaculate condition with all principal rooms facing South over the Blackwall Basin, & with a 900sq ft private roof terrace. Allocated, underground parking space included. Offered chain-free.



# Boardwalk Place

London, E14

- 930sq ft 8th floor South-facing 2 bedroom 2 bathroom apartment.
- Private terrace of approx. 900sq ft.
- Panoramic views over the Blackwall Basin & towards the O2 Centre & Canary Wharf.
- Great location immediately adjacent to the Canary Wharf Estate.
- Secure, allocated underground parking space.
- 24 hour concierge; offered chain-free.
- B2-rated EWS1.





One for the connoisseur: possibly the best 2 bedroom 2 bathroom apartment in Boardwalk Place. An 8th floor, 930sq ft sub-penthouse in immaculate condition with all principal rooms facing South over the Blackwall Basin, & with a 900sq ft private roof terrace.

The property has recently been refurbished throughout to a high standard, incorporating a fully-fitted, separate high-spec kitchen (with windows) & ample work surfaces, 2 new bathrooms, curtains & carpets throughout. The property boasts excellent proportions, with 2 good-sized double bedrooms, both enjoying Southerly water views over the Blackwall Basin, & the reception room being dual-aspect with access to a South-facing balcony, as well as the piece-de-resistance: an enormous private roof terrace of approximately 900sq ft.

Boardwalk Place enjoys a prime location adjacent to the Eastern edge of the Canary Wharf Estate, a location that can hardly be bettered, & benefits from close proximity to Canary Wharf Jubilee & Elizabeth Line stations & business district, as well as the huge regeneration of Wood Wharf which will undoubtedly benefit the immediate area in terms of amenities. Also close by are a plethora of shops, bars, restaurants as well as Canary Wharf's Waitrose superstore.

Boardwalk Place benefits from a 24 hour concierge, & reasonable service charges (compared to other developments). The block has a B2-rated EWS1, thus, remedial works are required. However, the developer, Bellway, has committed to remediating (ie conducting & paying for the remedial works) the block at no cost to leaseholders. Developer Pledge letter available upon request in order to satisfy applicants' mortgage lenders. Prospective buyers are advised to speak to an expert mortgage broker to ensure their / the property's eligibility for lending purposes.

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<b>Tenure:</b>	Leasehold – 972 years remaining approx.
<b>Service Charge:</b>	£6,066pa approx.
<b>Ground Rent:</b>	£200pa
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	E

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### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

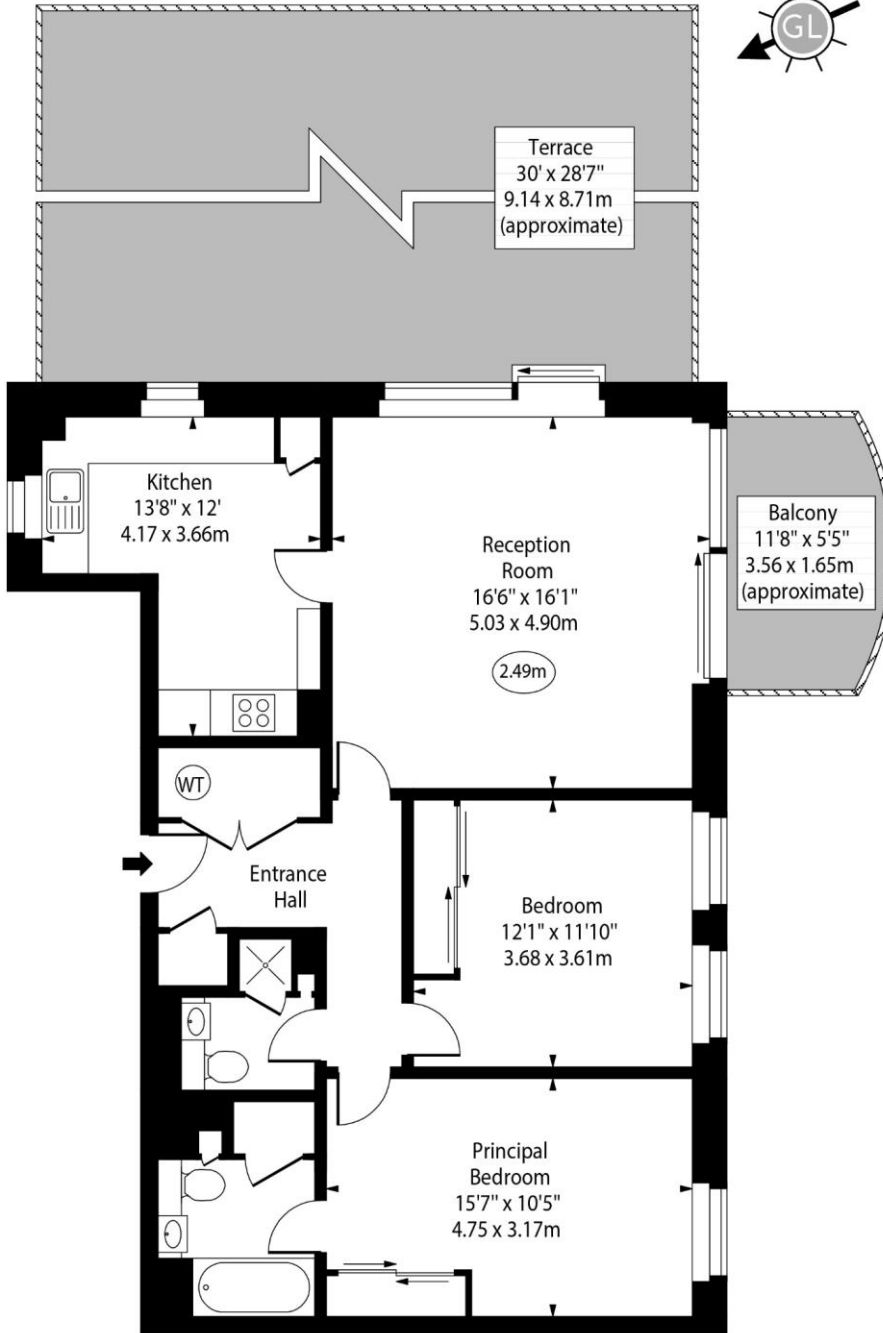
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020 7510 8300

[chestertons.co.uk](https://www.chestertons.co.uk)

# Boardwalk Place, E14

○ - Ceiling Height



Eighth Floor

Approx Gross Internal Area 930 Sq Ft - 86.40 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025260K

