



Nauticus Walk

London, E14

Offers in excess of £575,000

A fantastic two bedroomed, ground floor apartment of approx. 950sq ft, with a generous private garden, ideally located close to Mudchute DLR Station and Millwall Dock in the heart of the Isle of Dogs.



Nauticus Walk

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- Approx. 45ft Private Garden!
- Two Double Bedrooms
- 950q ft of Internal Living Space!
- Exceptional £1,700 approx. Service Charge!
- Mudchute DLR Station 0.1km
- Private Allocated Parking Space
- Long Leasehold



This beautiful apartment is the perfect First Time Buyer home, and so far as the Nauticus Walk development is concerned, has a uniquely large floorplate, wider hallways and a very generous bathrooms suite. The apartment offers two good-sized double bedrooms, an open-plan, east-facing living-kitchen arrangement, that leads out onto an amazing private garden. The bathroom suite is finished to a high standard and there is plenty of storage space in the hallway for all of life's bits and pieces. The Apartment also benefits from an allocated, private parking space.

Nauticus Walk is supremely located close to Mudchute DLR Station (0.1km) allowing for easy access in/out of Canary Wharf, Greenwich Village and connections to Stratford, the City of London and London's famous West End. There are also plenty of local bus routes available and amenities along Westferry and Manchester Roads, just short distance away.

Tenure: Leasehold 116 years approx. remaining

Service Charge: £1697 pa approx.

Ground Rent: £300 pa

Local Authority: Tower Hamlets

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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

Harbour Island

28 Harbour Exchange Square

London

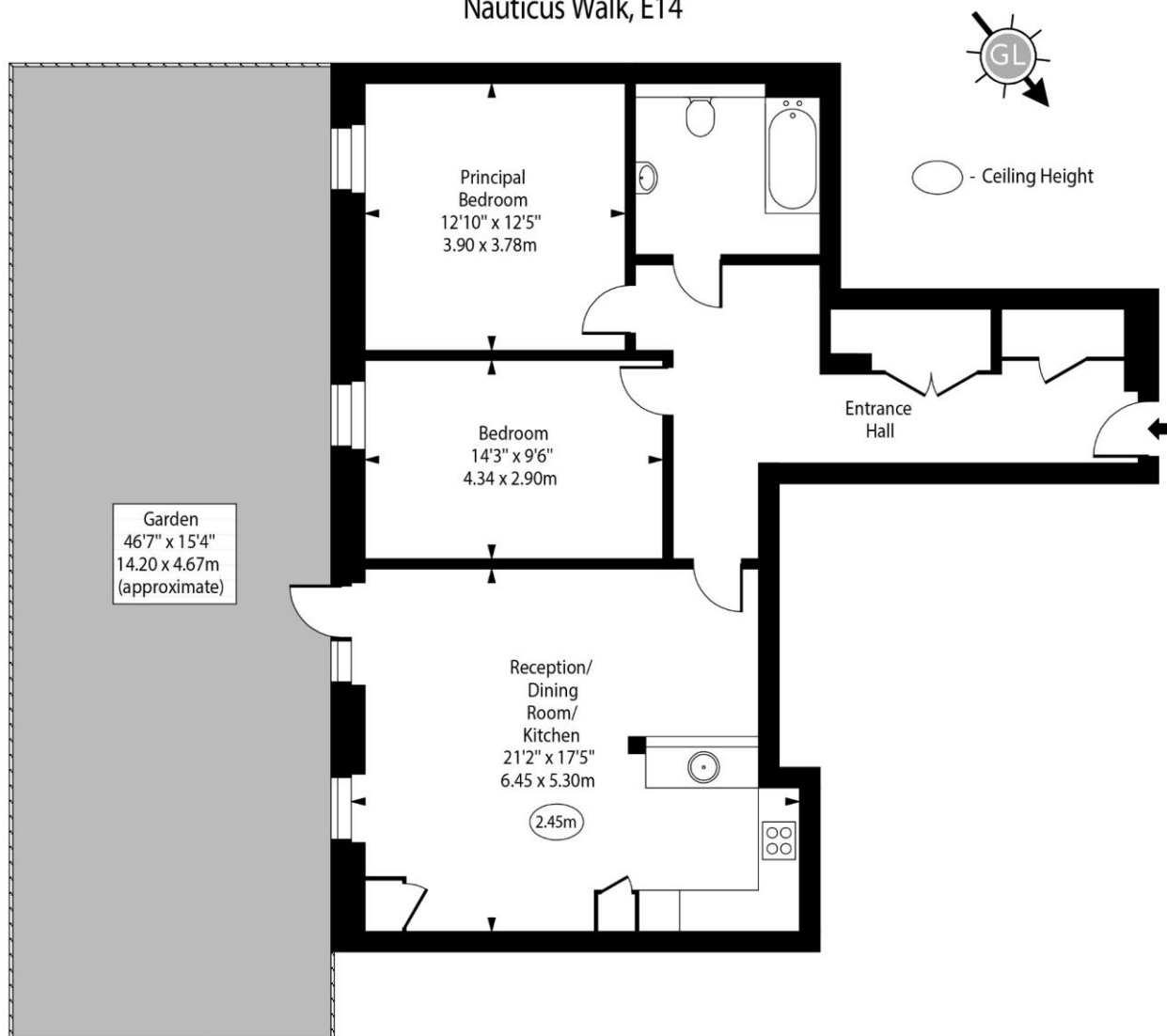
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Nauticus Walk, E14



Ground Floor

Approx Gross Internal Area 950 Sq Ft - 88.26 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 0252961G

