

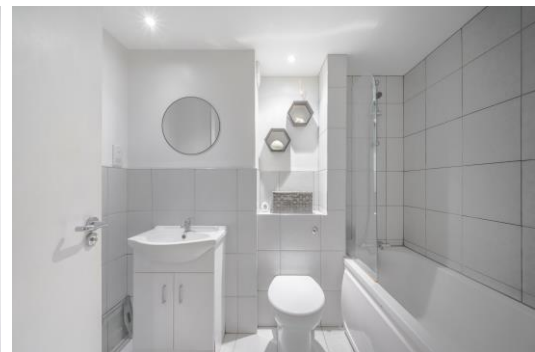
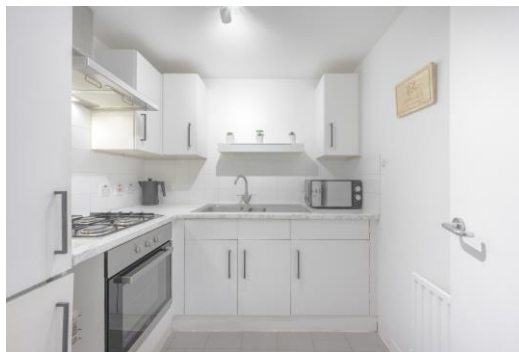


Concordia Wharf

21 Cold Harbour, E14

Asking Price £375,000

An extremely spacious 470sq ft 1st floor apartment in Concordia Wharf, a quiet development nestled within the historic Coldharbour area and is within easy reach of the Canary Wharf business district.



Concordia Wharf

21 Cold Harbour, E14

- Fantastic Canary Wharf Location
- Private Off-Street Parking
- 470sq ft Internal Living Space
- Excellent Condition Through-out
- Blackwall DLR Station 0.5km
- Canary Wharf Jubilee/Elizabeth Line Stations 0.85km



With accommodation laid-out over one level, this beautiful one bedroom apartment is perfect for any would-be first time buyer, located close to the Canary Wharf financial centre and benefits from secure off-street parking.

The Concordia Wharf development sits on Coldharbour, a very historic Canary Wharf address, with connections to Lord Horatio Nelson and smugglers tails from years gone by and is also less than 100m 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, and over 3200 new homes.

The building is conveniently located to multiple transport links with Blackwall DLR (0.5km) offering services into Canary Wharf, Bank and Tower Hill stations. Canary Wharf Jubilee and Elizabeth Line Stations (0.85km) are also within close reach, offering routes some of Londons' prime attractions, The City and the ever-popular West End.

Tenure: Leasehold 972 years approx. remaining.

Service Charge: £2,690 pa approx.

Ground Rent: £100 pa

Local Authority: Tower Hamlets

Council Tax Band: D

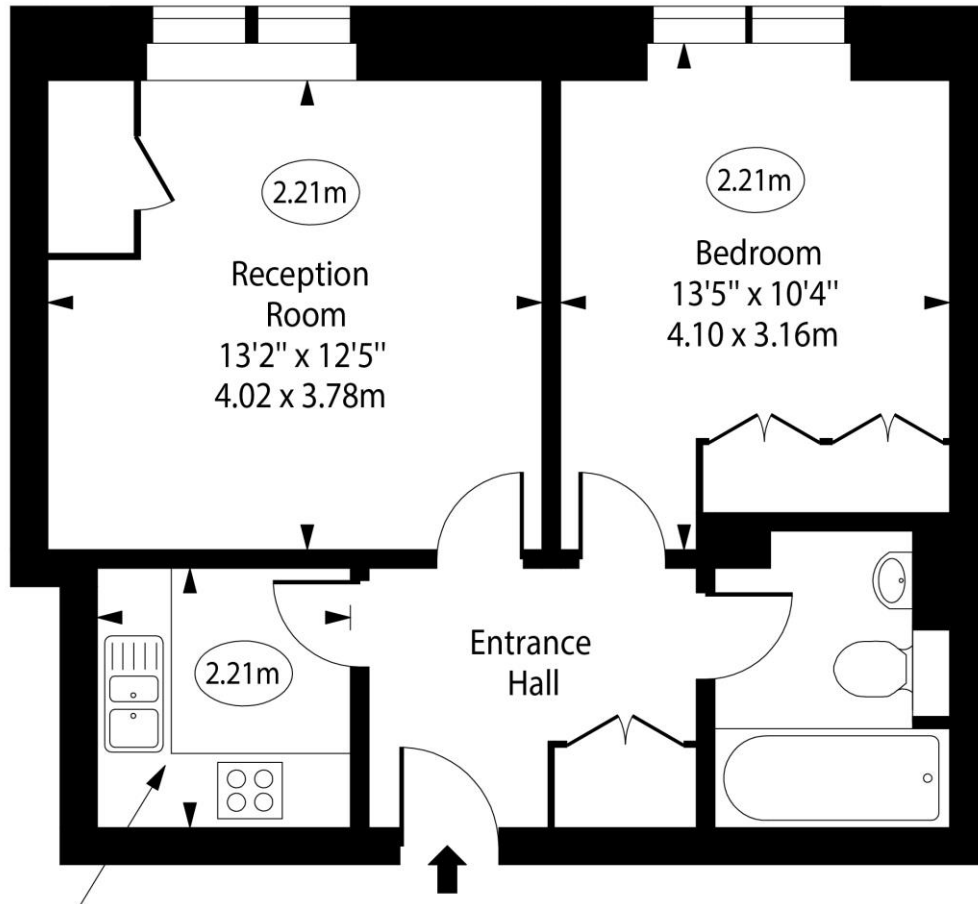
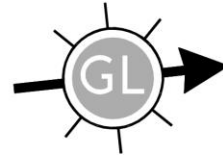
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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Concordia Wharf, Cold Harbour, E14

○ - Ceiling Height



Kitchen
6'11" x 6'10"
2.10 x 2.09m

First Floor

Approx Gross Internal Area 470 Sq Ft - 43.76 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025767R

