



Willow House

8 River Barge Close, E14

Asking Price £400,000

A gorgeous one bedroom, dual-aspect, 4th floor apartment of approx. 570sq ft, situated in the riverside development of New Union Wharf, with a private balcony that enjoys easterly views over the River Thames



Willow House

8 River Barge Close, E14

- One Bedroom | 570sq ft
- Private Balcony
- Crossharbour DLR 500m
- East Facing Thames Views
- Dual-Aspect | Lots of Natural Light



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 high standard and the property receives an abundance of natural light courtesy of its dual-aspect orientation, and private balcony looking out towards the River Thames.

New Union Wharf is located less than 500m 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. Both South Quay (0.62km) and Crossharbour (0.5km) DLR Stations are in close reach, offering easy access into Bank within 20 minutes, and historic Greenwich Village in less than 15 minutes.

Tenure: Leasehold 242 years approx. remaining.

Service Charge: £3,574 pa approx.

Ground Rent: £250 pa. Reviewed each and every 10th anniversary from the Commencement Date of the Lease in line with the RPI index.

Local Authority: Tower Hamlets

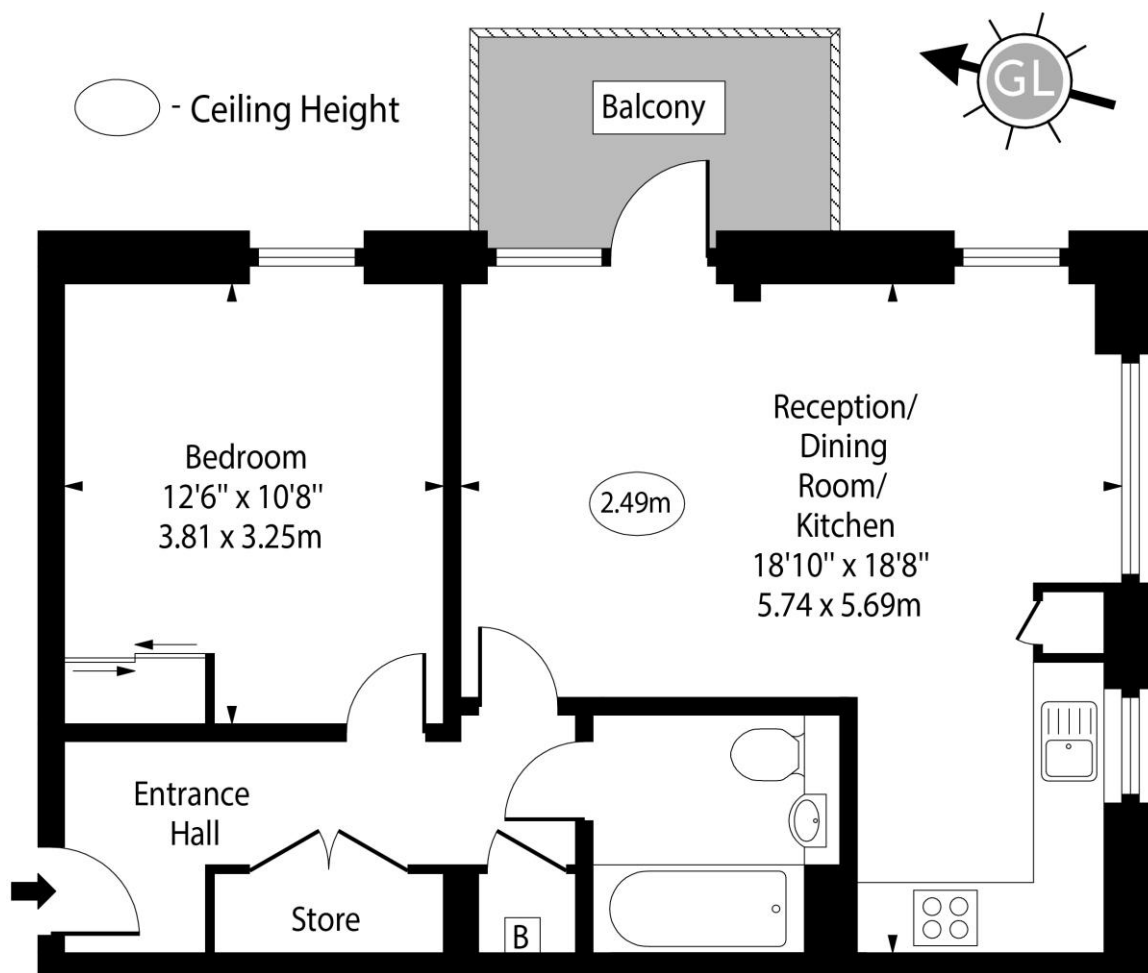
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Canary Wharf & Greenwich Sales

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Willow House, River Barge Close, E14



Fourth Floor

Approx Gross Internal Area 570 Sq Ft - 52.95 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025849K

