



# City Tower

3 Limeharbour, E14

Asking Price £500,000

A very spacious 1012sq ft 2 bed 2 bath 8th floor apartment in the modern & well-located City Tower development. The apartment offers Westerly views with 24 hour concierge & secure parking.



# City Tower

## 3 Limeharbour, E14

- Spacious 2 bed, 2 bathroom apartment in City Tower development
- Modern interior
- Located close to Cross Harbour DLR & Canary Wharf business district
- 24 Hr concierge service
- Communal gardens
- Parking space
- 107 year lease
- Service charge -£7454 approx
- EWS1 -B2 Status



This exquisite 8th floor apartment offers a modern and luxurious living experience. Boasting two generously sized bedrooms, two modern bathrooms and two West facing balcony's. Residents can also take advantage of the communal garden, providing a tranquil escape from the hustle and bustle of city life. With its prime location and convenient amenities, including a lift and 24-hour concierge service, this purpose-built apartment offers a seamless blend of style and functionality. Don't miss the opportunity to make this apartment your new home.

**Tenure:** Leasehold 107 years 1 months

**Service Charge:** £7454.06 approx.

**Ground Rent:** £600 doubling every 25th anniversary of the term from the

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| <b>A</b><br>(92-100)                        |         |                         |
| <b>B</b><br>(81-91)                         |         |                         |
| <b>C</b><br>(69-80)                         | 73      | 74                      |
| <b>D</b><br>(55-68)                         |         |                         |
| <b>E</b><br>(39-54)                         |         |                         |
| <b>F</b><br>(21-38)                         |         |                         |
| <b>G</b><br>(1-20)                          |         |                         |
| 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

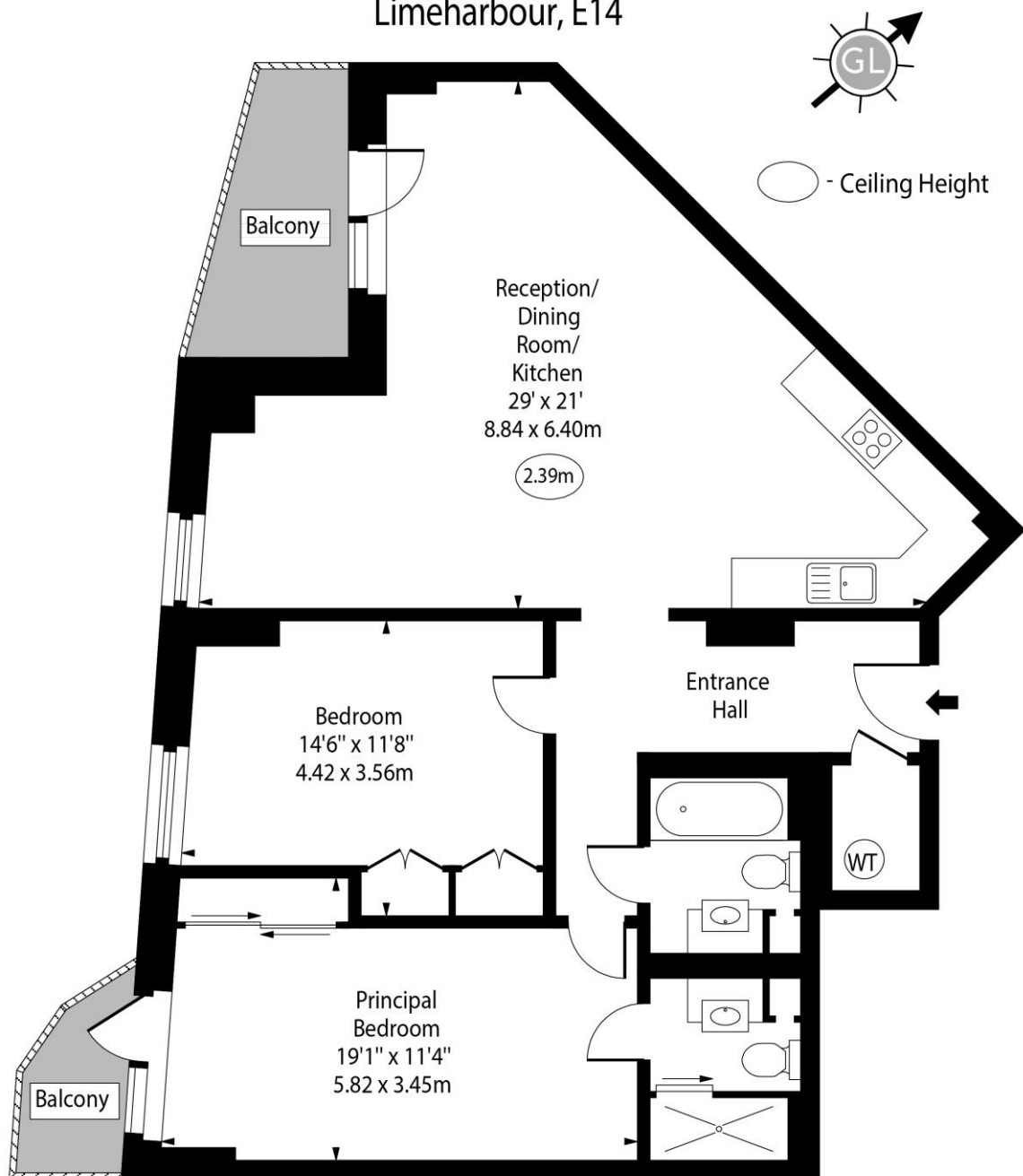
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City Tower,  
Limeharbour, E14



Eighth Floor

Approx Gross Internal Area 1012 Sq Ft - 94.01 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025952K

