



Waterman Building

14 Westferry Road, E14

Asking Price £775,000

An impressive two bedroom, two bathroom apartment situated on the 8th floor of the ever-popular Millennium Harbour development, with private balcony, allocated parking and superb on-site amenities.



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- Two Bedroom | Two Bathroom
- In excess of 1,000 sq ft
- Direct River Views
- 24hr Porter/Concierge
- On-site Jacuzzi, Steam Room, Sauna and Gym
- Allocated Car Parking
- Offered Chain Free



Located within the beautiful Millennium harbour, this sizeable apartment of over 1,000sq ft offers two double bedrooms, two bathrooms (one en-suite), and a spacious, open-plan living-kitchen arrangement that, leads out onto a private balcony, with expansive views west over the River Thames towards the City of London.

The property boasts Integrated smart home appliances usable for thermostat, radiator valves and lights allowing to control lights and the temperature via apps or voice control via Amazon Alexa / Google Assistant / Apple HomeKit.

The development itself benefits from a 24hr porter services, and a gym fully equipped with a jacuzzi, sauna and steam room. The property also benefits from allocated parking and is offered chain free.

Tenure: Leasehold 972 years approx. remaining.

Service Charge: £6,672 pa approx.

Ground Rent: £400 pa.

Local Authority: Tower Hamlets

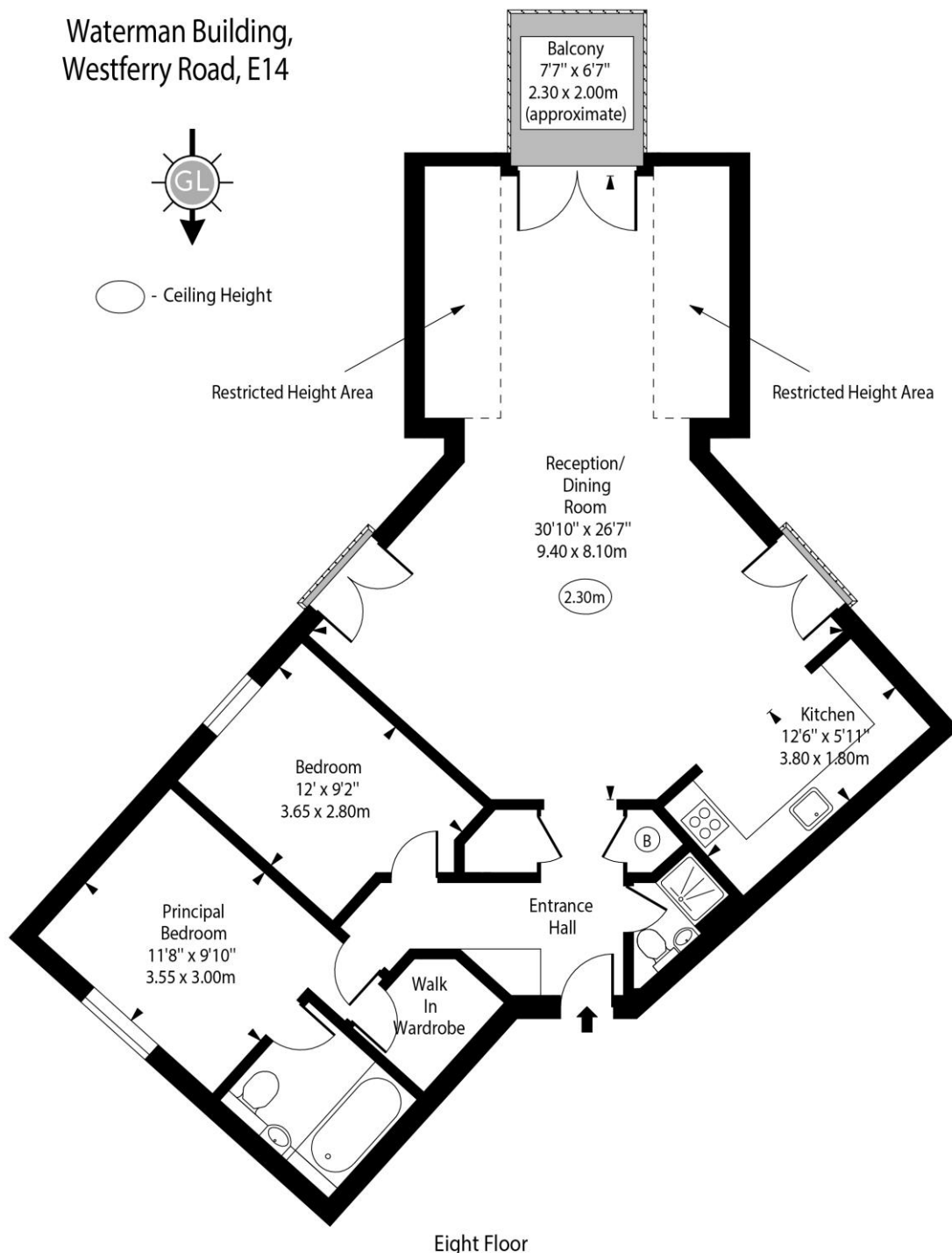
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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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Waterman Building,
Westferry Road, E14



Approx Gross Internal Area 954 Sq Ft - 88.63 Sq M

Approx. Floor Area Including Restricted Heights 1048 Sq Ft - 97.36 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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