



# Switch House

4 Blackwall Way, E14

Asking Price £600,000

A superb top-floor 2 bedroom, 2 bathroom apartment located in Switch House, next to the East India Quay DLR. This spacious apartment benefits from a concierge, designated parking space, access to communal gardens and two residents gym.



# Switch House

4 Blackwall Way, E14

- Penthouse
- 1,067sq ft Internal Living Space
- Chain-Free
- Two Bedroom | Two Bathroom
- East India DLR Station (0.1km)
- Canning Town Jubilee Line Station (0.7km)





This large, modern two bedroom penthouse apartment at Switch House offers 1,067sq ft of living space. Accommodation comprises of two large bedrooms, one of which benefitting from an en-suite, a fully-fitted separate kitchen and a cloakroom. The generous reception room leads out onto a full-length private terrace that offers sweeping views towards London City Island and Goodluck Hope, and across the River Thames. The hallway area can accommodate a dining table for entertaining and, residents can also enjoy the benefit of the ceiling-mounted air-conditioning units fitted in the living room and both bedrooms. There is also access to a gym and the building has an on-site concierge too.

Switch House is located close to East India DLR Station (0.1km) providing easy access to Canary Wharf, Bank and Canning Town. This will be a popular choice for first time buyers.

**Tenure:** Leasehold 132 years approx. remaining.

**Service Charge:** £6,229 pa approx.

**Ground Rent:** £300 reviewed every 25 years from the Commencement Date and increased in line with RPI

**Local Authority:** Tower Hamlets

**Council Tax Band:** F

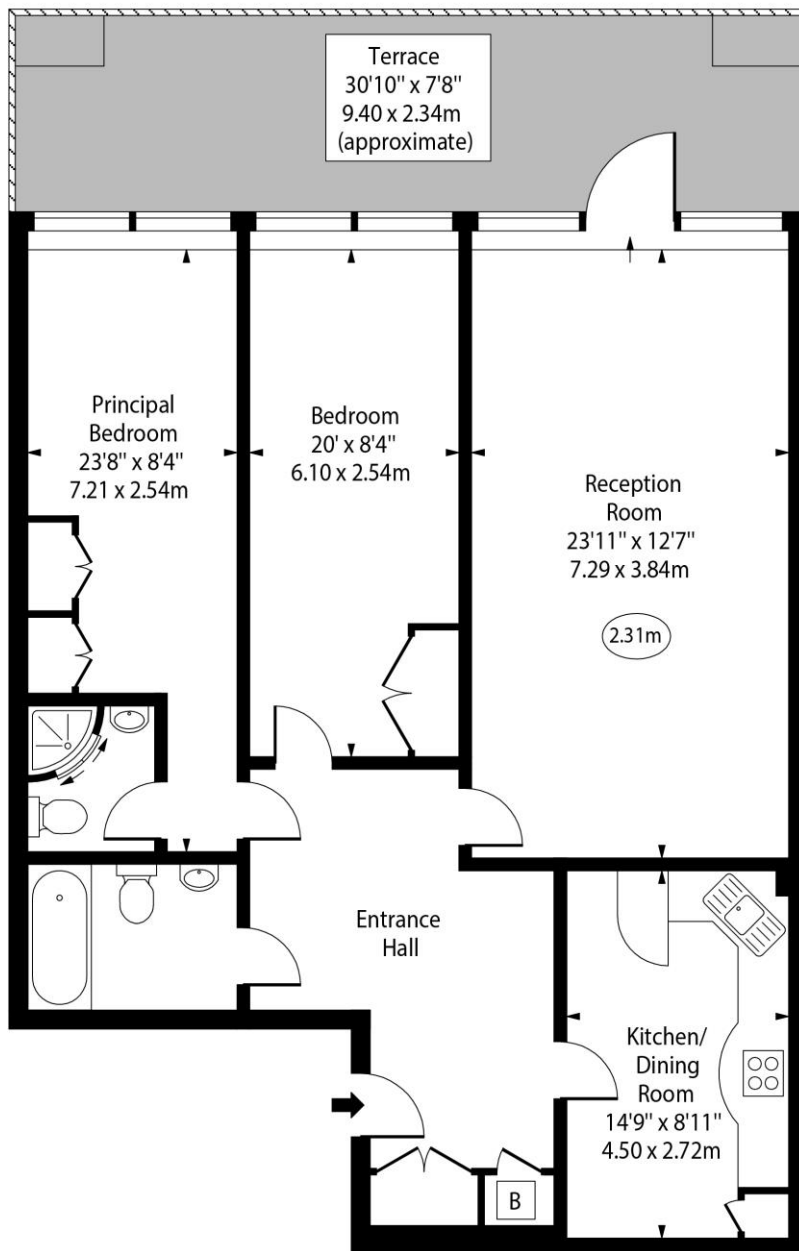
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	71	80
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Canary Wharf & Greenwich Sales*

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Switch House,  
Blackwall Way, E14

○ - Ceiling Height



Ninth Floor

Approx Gross Internal Area 1067 Sq Ft - 99.12 Sq M

For Illustration Purposes Only - Not To Scale

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

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