

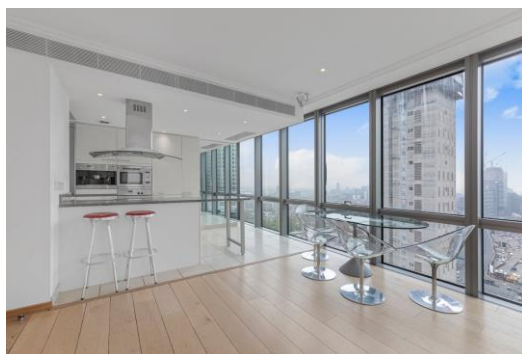
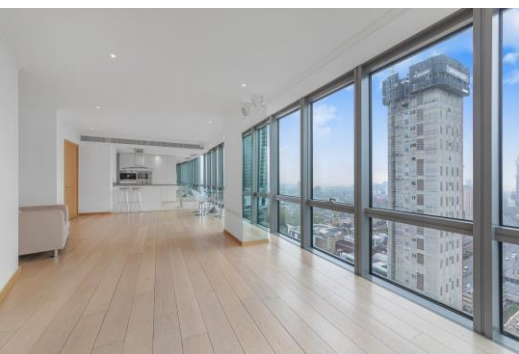


# West India Quay

26 Hertsmere Road, E14

Asking Price £700,000

This spacious 2-bedroom, 2-bathroom apartment is set on the 29th floor of this fabulously located development No 1 West India Quay, close to the Elizabeth Line and DLR in Canary Wharf.



# West India Quay

## 26 Hertsmere Road, E14

- Spacious two-bedroom two-bathroom apartment
- Twenty-ninth floor
- Impressive views of Canary Wharf
- Modern open-plan kitchen
- Large master with smart en-suite
- Concierge
- Extra wide parking space
- Located next to West India Quay DLR station



A 1356sq ft 29th floor, 2-bedroom 2-bathroom corner apartment in the renowned No1 West India Quay development in Canary Wharf. The apartment boasts a dual aspect (East & South) with views over the Canary Wharf skyline.

No1 West India Quay is a landmark building constructed in 2004/05 by Manhattan Loft Corporation, & is arguably the most striking residential building, architecturally, in the area. The development benefits from 24-hour concierge service for your peace of mind & security & a universally-acceptable A2-rated EWS1 form. The building's location is second to none: 50 metres from West India Quay DLR station, 150 metres from Crossrail Place & Canary Wharf Elizabeth Line station offering fast & direct access to Heathrow airport (approx 45 min) & the West End (approx 15 min), & within 500 metres of the main business district & shopping centre at Canary Wharf. Nearby are many bars & restaurants on the quayside, as well as a Cineworld cinema, & (24 hour) PureGym on Hertsmere Road, & a plethora of shopping & entertainment options over the footbridge in Canary Wharf.

The property is offered for sale on a chain-free basis, & benefits from a secure, underground parking space. Don't miss this opportunity to experience the best of Canary Wharf living, comfort & convenience, as well as an unrivalled square footage for the price & value for money!

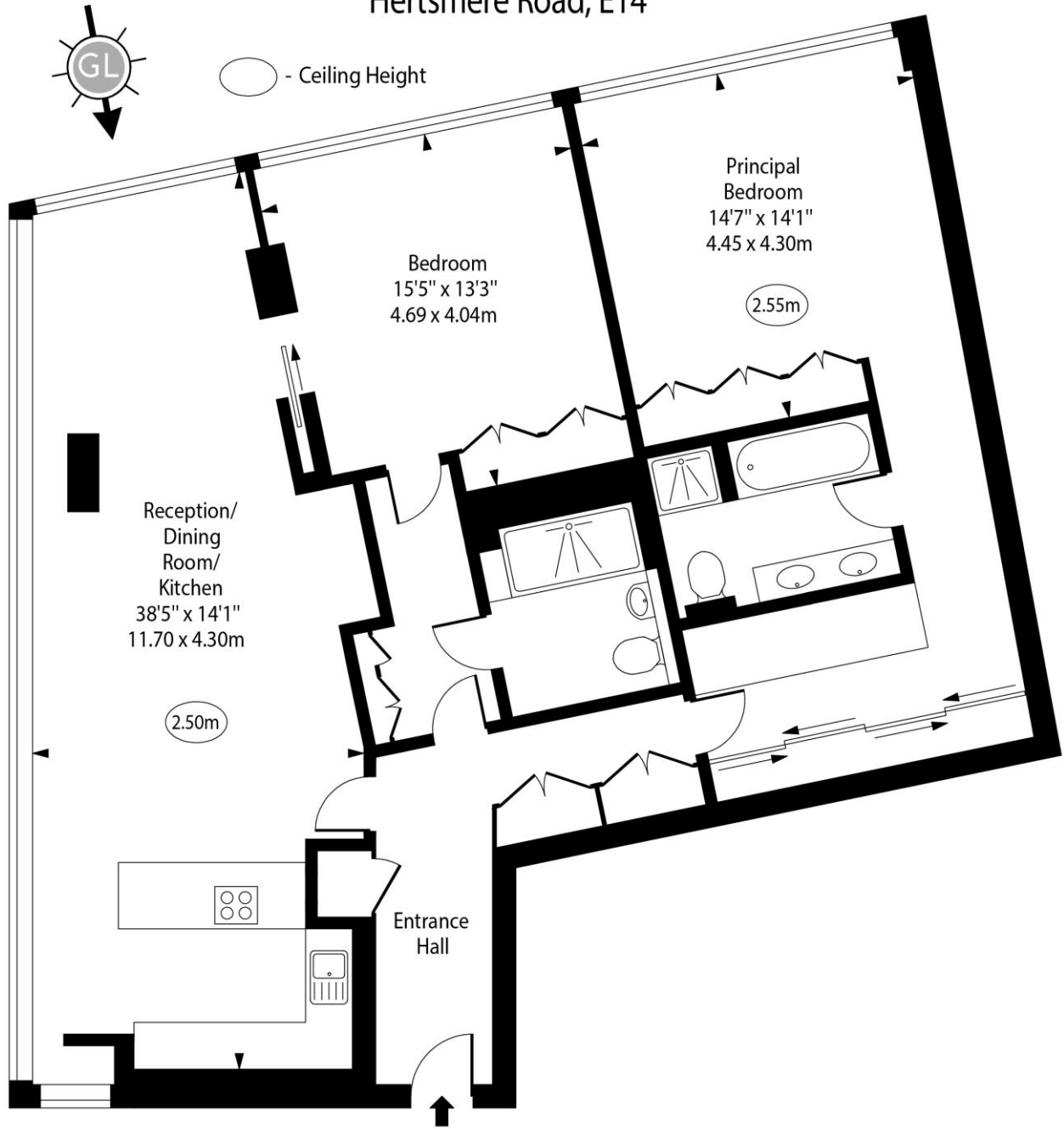
<b>Tenure:</b>	Leasehold – 978 years remaining approx.
<b>Service Charge:</b>	£17,319pa approx.
<b>Ground Rent:</b>	£500 doubling every 25 years (from commencement date) for the 1st
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### Chestertons Canary Wharf & Greenwich Sales

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# Hertsmere Road, E14



Twenty Ninth Floor

Approx Gross Internal Area 1356 Sq Ft - 125.97 Sq M

For Illustration Purposes Only - Not To Scale

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

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