



West India Quay

26 Hertsmere Road, E14

Asking Price £650,000

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.



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- 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 Hertsmer 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!

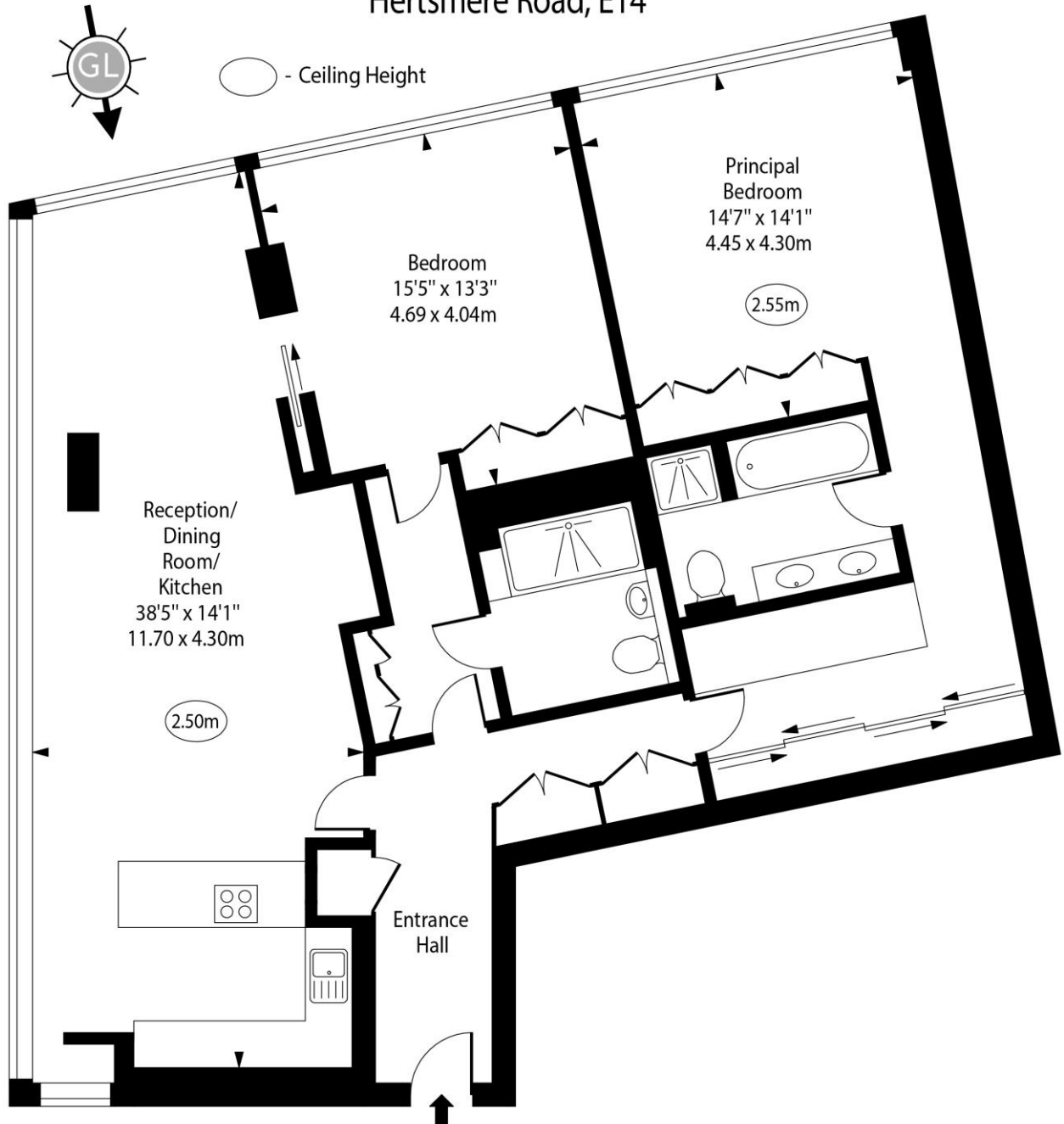
Tenure:	Leasehold – 978 years remaining approx.
Service Charge:	£17,319pa approx.
Ground Rent:	£500 doubling every 25 years (from commencement date) for the 1st
Local Authority:	Tower Hamlets
Council Tax Band:	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(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		

Chestertons Canary Wharf & Greenwich Sales

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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

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