

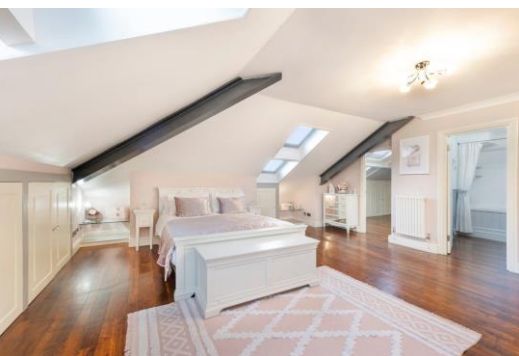


Taffrail House

Burrells Wharf Square, E14

Asking Price £875,000

A spacious split-level 2 bedroom penthouse apartment in Taffrail House, part of the Burrells Wharf Square development with wonderful leisure facilities, concierge and off street parking.



Taffrail House

Burrells Wharf Square, E14

- Stunning 2 bedroom, 2 bathroom warehouse conversion with incredible storage
- A utility / study room
- Spacious living spaces
- Private terrace and additional balcony
- Secure parking
- Leisure facilities - Swimming pool and Gym
- 24 Hour concierge



A spacious 2-bedroom split level penthouse apartment in Taffrail House in the Burrells Wharf Square. This converted Warehouse boasts a tremendous amount of living space and storage. There are 2 separate reception rooms, 2 large bedrooms and 2 bathrooms. A separate utility room off the principal bedroom could be used as an office or walk in wardrobe. A terrace and balcony provide outdoor space to relax and the communal gardens of the development are very pleasant and well maintained.

The apartment comes with a secure parking space and access to the development 24hour concierge and leisure facilities.

Burrell's Wharf was the site of the construction of (at the time) the world's largest steam ship - SS Great Eastern. The 1850s & 1860s-built buildings were converted in the late 1980s by Galliard Homes, & the site was completed in the early 1990s with the addition of several newly built blocks.

Burrell's Wharf features a community feel absent in many developments in the area. The development is centred around a communal courtyard and is located next to the River Thames. On-site facilities are excellent: well-staffed site office (24-hour concierge), a residents' gym, sauna & swimming pool.

Tenure: Share of Freehold 88 years 4 months

Service Charge: £9781 p/a approx

There is an additional £4937.22 contribution towards the reserve fund which the seller is paying.

Council Tax Band: F

Ground Rent: £50

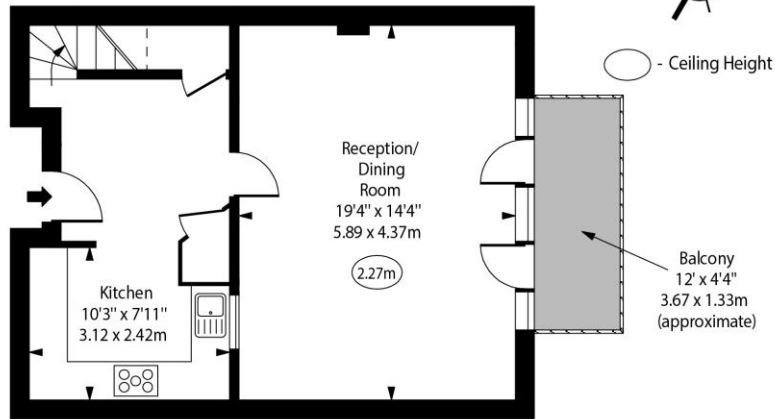
Local Authority: Tower Hamlets

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	72	72
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

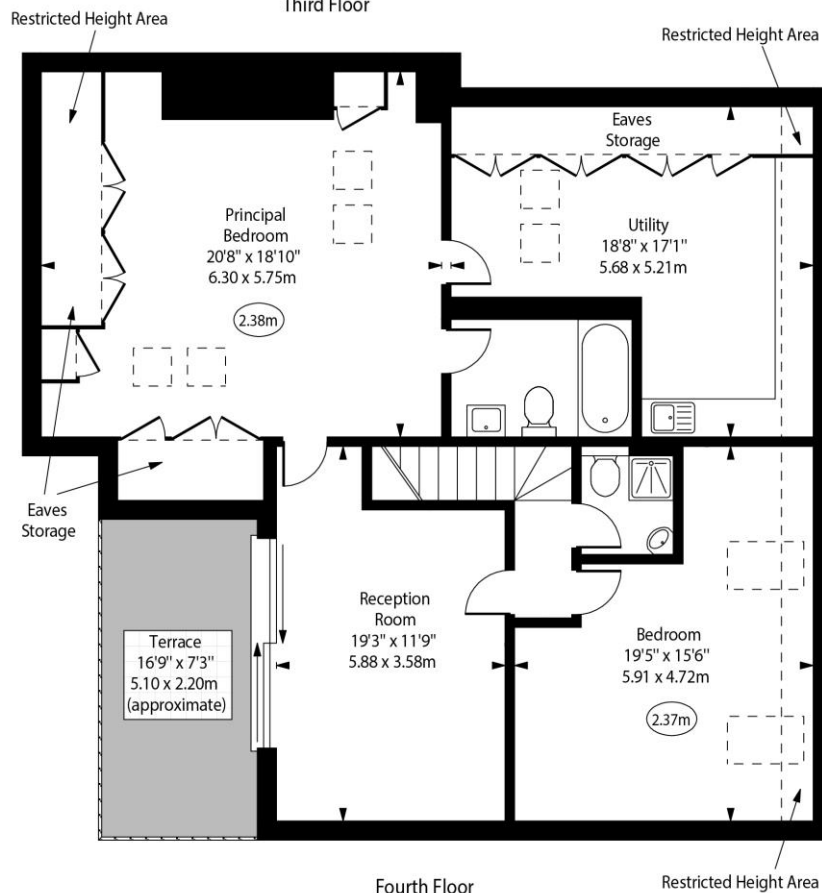
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
28 Harbour Exchange Square
London
E14 9GE
canarywharf@chestertons.co.uk
020 7510 8300
chestertons.co.uk

Taffrail House,
Burrells Wharf Square, E14



Third Floor



Fourth Floor

Approx Gross Internal Area 1586 Sq Ft - 147.34 Sq M

Approx. Floor Area Including Restricted Heights 1766 Sq Ft - 164.06 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026644J

