



Steevens Court

15 Guthridge Close, E14

Asking Price £400,000

This 2 bedroom, 2 bathroom apartment is located in Steevens Court, in this sought-after Limehouse canal-side gated development. Close to a variety of transport links and opposite Bartlett Park this will be a popular choice for first time buyers.



Steevens Court

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- 2 bedroom , 2 bathroom apartment
- South-facing terrace
- Modern interior
- Close to Langdon Park and Devons Road DLR stations
- Private patio
- Communal gardens and bike store
- Seller is in process of buying a share of the Freehold
- EWS1 - B1 Rated - no remedial work needed



The property is on the first floor with a private, south-facing patio. It comprises 2 bedrooms (master has ensuite), family bathroom, a spacious living room/ semi open-plan kitchen leading onto the patio. The property also benefits from good hallway storage and has a modern finish throughout.

The development is situated on the Limehouse Cut and is opposite Bartlett park. A short distance from Limehouse Basin, Narrow Street and the vibrant Centre of Canary Wharf with their vibrant shops, restaurants, cafes, and bars. Transport links include Devons road DLR and from Canary Wharf a variety of connections via the Jubilee Line and Elizabeth Line.

Tenure: Leasehold 242 years 4 months

Service Charge: £2855

Ground Rent: £496.28 increasing every 5th anniversary from the Commencement
Date based on RPI

Council Tax Band: D

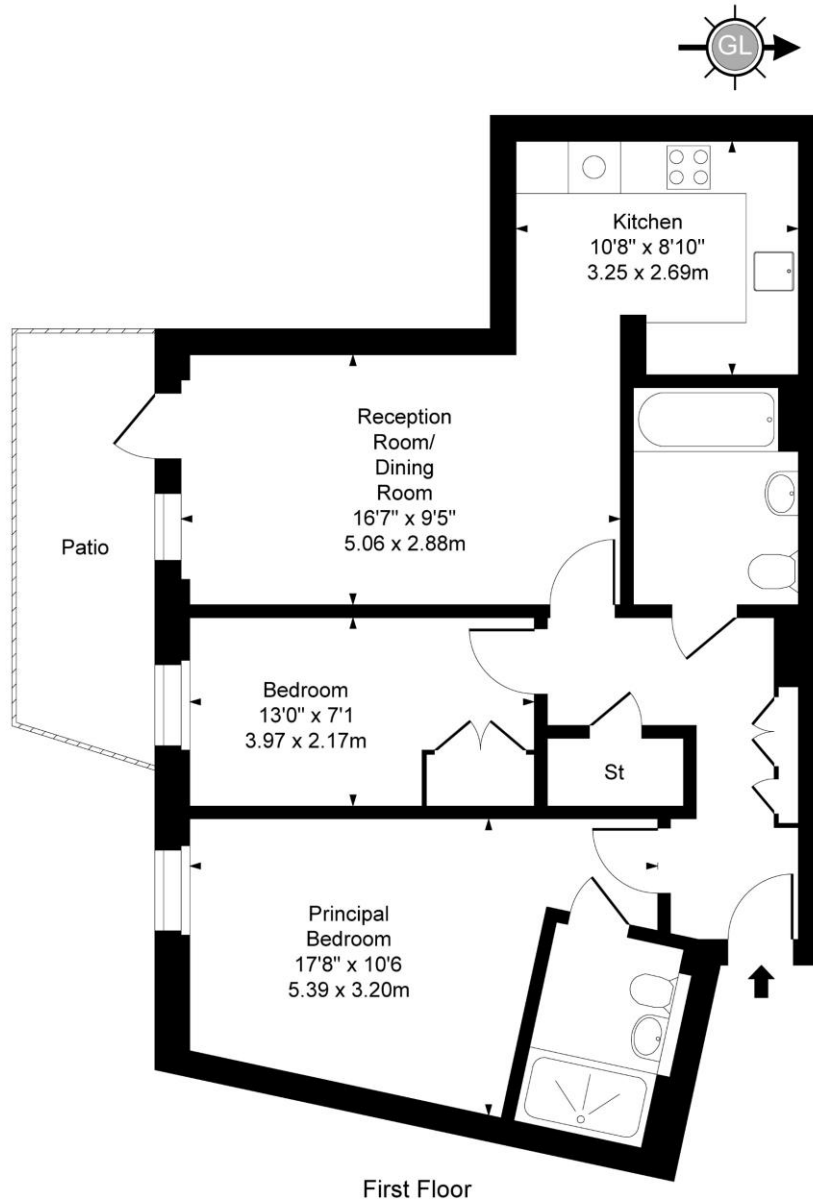
Local Authority: Tower Hamlets

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	86	86
C (69-80)		
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		

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Steevens Court,
15 Guthridge Close,
E14



Approx Gross Internal Area 711 Sq Ft - 66.01 Sq M

For Illustration Purpose Only - Not To Scale
www.goldlens.co.uk
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