



Hertsmere Road

London, E14

Asking Price £650,000

A rarely available 25th floor 1341sq ft 2 bedroom 2 bathroom apartment in one of Canary Wharf's premier developments: No. 1 West India Quay. The property benefits from towering West-facing river & City views, secure parking & is offered chain free.



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- 1341sq ft 2 bedroom 2 bathroom apartment with floor-to-ceiling windows throughout.
- West-facing with towering views towards the river & City beyond.
- Located within 50m of West India Quay DLR station, & within 150m of Crossrail Place.
- 24hr concierge; secure, underground parking space; offered chain-free.



A rarely available 25th floor 1341sq ft 2 bedroom 2 bathroom apartment in one of Canary Wharf's premier developments: No. 1 West India Quay. The property benefits from floor-to-ceiling windows, a modern finish throughout, with hard wood flooring in the reception & hallway, & towering West-facing river & City views.

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 facilities.

The building's location is second to none: 50 metres from West India Quay DLR station, 150 metres from Crossrail Place (& the forthcoming Canary Wharf Elizabeth Line station, due to open in 2021), & 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.

Tenure: Leasehold 978 years approx. remaining.

Service Charge: £16,381 pa approx.

Ground Rent: £500 doubling every 25 anniversary of the Commencement Date for the first 100 years.

Local Authority: Tower Hamlets

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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

Harbour Island

28 Harbour Exchange Square

London

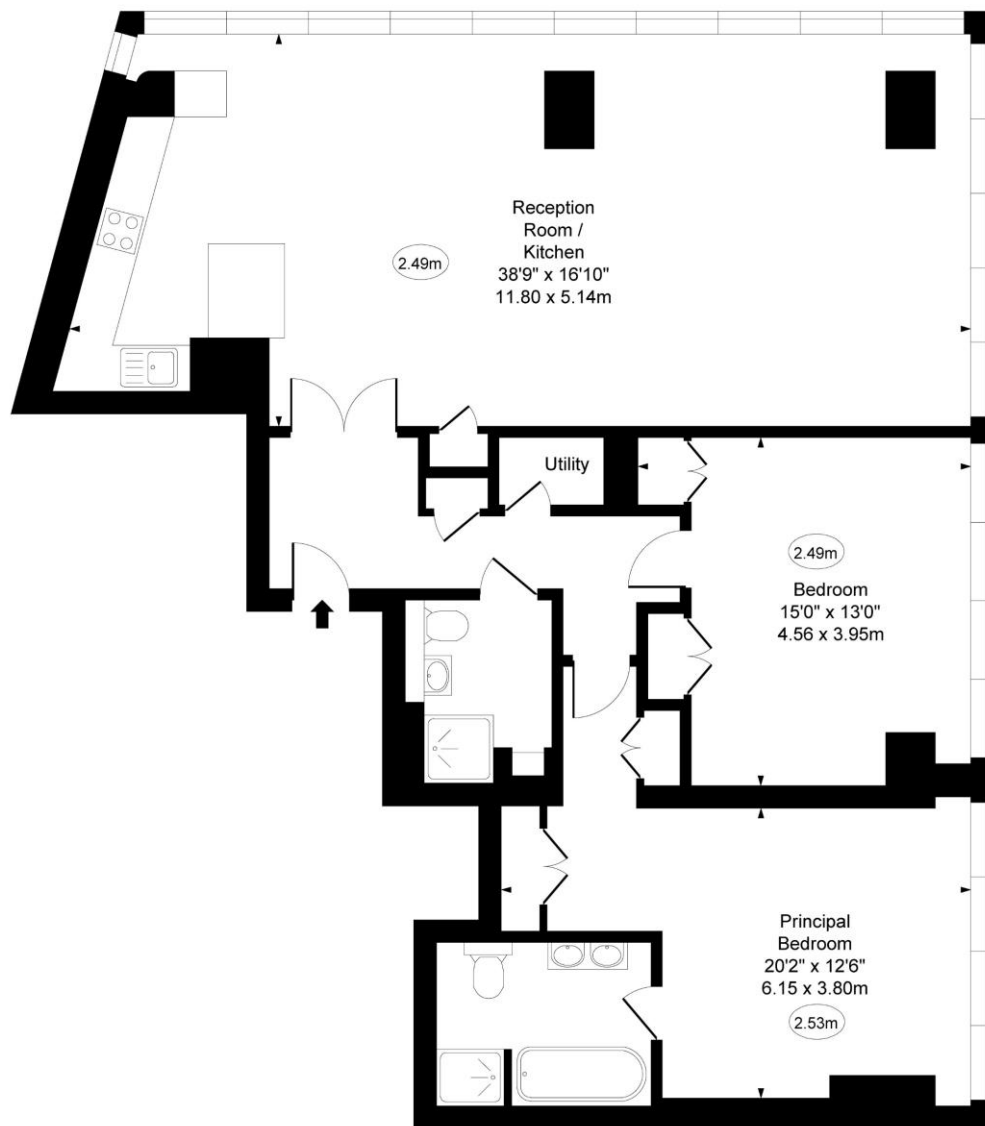
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E14



Twenty Fifth Floor

Approx Gross Internal Area 1341 Sq Ft - 124.59 Sq M

For Illustration Purpose Only - Not To Scale
www.goldlens.co.uk
Ref. No. 26999RH

