

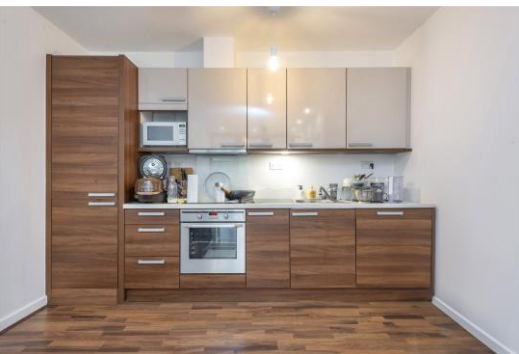


# Carmine Wharf

30 Copenhagen Place, E14

Asking Price £400,000

A modern 2 bedroom apartment with sizeable private terrace in Carmine Wharf, a secure, gated development in the Limehouse/Westferry area of E14. The property is sold chain-free & comes with a secure, allocated parking space.



# Carmine Wharf

## 30 Copenhagen Place, E14

- 670sq ft raised ground floor 2 bedroom apartment with private terrace.
- Secure/gated modern residential development.
- Located within 750m of Westferry DLR station.
- Close to local amenities & shops (Lidl & Tesco Local).
- Secure allocated parking space.
- Offered chain-free.





A modern 2 bedroom apartment which offers a bright open-plan reception room benefitting from floor-to-ceiling windows, 2 double bedrooms & a modern bathroom & fully-fitted kitchen with sizeable private terrace in Carmine Wharf, a secure, gated development in the Limehouse/Westferry area of E14.

Carmine Wharf is situated close to local shops & amenities with a Lidl & a Tesco Local within 250m of the development. Also located within approximately 750 metres of Westferry DLR station for easy access to Canary Wharf & The City.

The property is sold chain-free & comes with a secure, allocated parking space.

This building has a B2-rated EWS1 which means that remedial works are required in order to achieve a universally acceptable B1-rating. We understand that a grant application with the Cladding Safety Scheme has been successfully obtained to fund the remedial works which are scheduled to commence in May 2025 with an estimated completion date of late April 2026.

|                          |  |
|--------------------------|--|
| <b>Tenure:</b>           | Leasehold – 108 years remaining approx.                                  |
| <b>Service Charge:</b>   | £3,988pa approx.   |
| <b>Ground Rent:</b>      | £250pa doubling every 25 <sup>th</sup> anniversary from the Commencement |
| <b>Local Authority:</b>  | Tower Hamlets  |
| <b>Council Tax Band:</b> | D  |

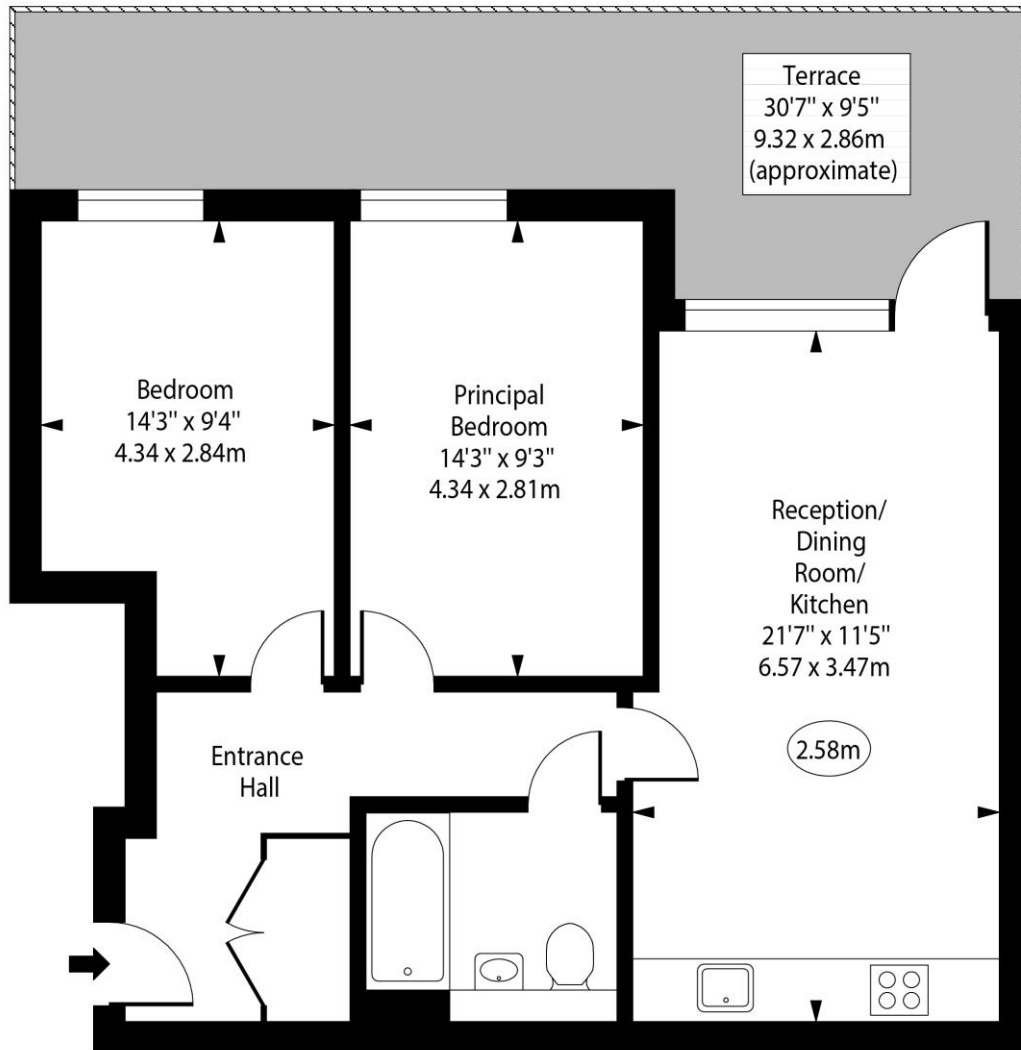
| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient – lower running costs       |         |           |
| <b>A</b>  |         |           |
| (91-100)  |         |           |
| <b>B</b>  |         |           |
| (81-90)   |         |           |
| <b>C</b>  |         |           |
| (69-80)   |         |           |
| <b>D</b>  |         |           |
| (55-68)   |         |           |
| <b>E</b>  |         |           |
| (39-54)   |         |           |
| <b>F</b>  |         |           |
| (21-38)   |         |           |
| <b>G</b>  |         |           |
| (1-20)  |         |           |
| Not energy efficient – higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

## Chestertons Canary Wharf & Greenwich Sales

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# Carmine Wharf, Copenhagen Place, E14

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      670 Sq Ft - 62.24 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 022115J

