



Glass Blowers House

15 Valencia Close, E14

Asking Price £475,000

A contemporary two-bedroom, two-bathroom apartment on the third floor of Glass Blowers House in Aberfeldy Village. Designed for modern living, this stylish home offers comfort and convenience, with excellent transport links and a vibrant community.



Glass Blowers House

15 Valencia Close, E14

- Modern Built Apartment
- 2 Double Bedrooms 2 Bathrooms
- Concierge
- Media Room
- Gym
- Fitted Kitchen
- Chain Free



A modern two-bedroom apartment located near Canary Wharf, in Glassblowers House in Aberfeldy Village E14. The apartment comprises of a spacious reception room with a balcony. An open plan, fully fitted kitchen. Two well-proportioned double bedrooms and two modern bathrooms.

Residents have access to a concierge, media room and gym. The apartment is conveniently positioned within easy reach of Canary Wharf stations and local bus routes, providing excellent transport connections.

Tenure: Leasehold 140 years approx

Service Charge: £3351.6 approx p/a

Ground Rent: £350 p/a doubling on every 25th anniversary from the Commencement Date in the lease.

Council Tax Band: D

Local Authority: Tower Hamlets

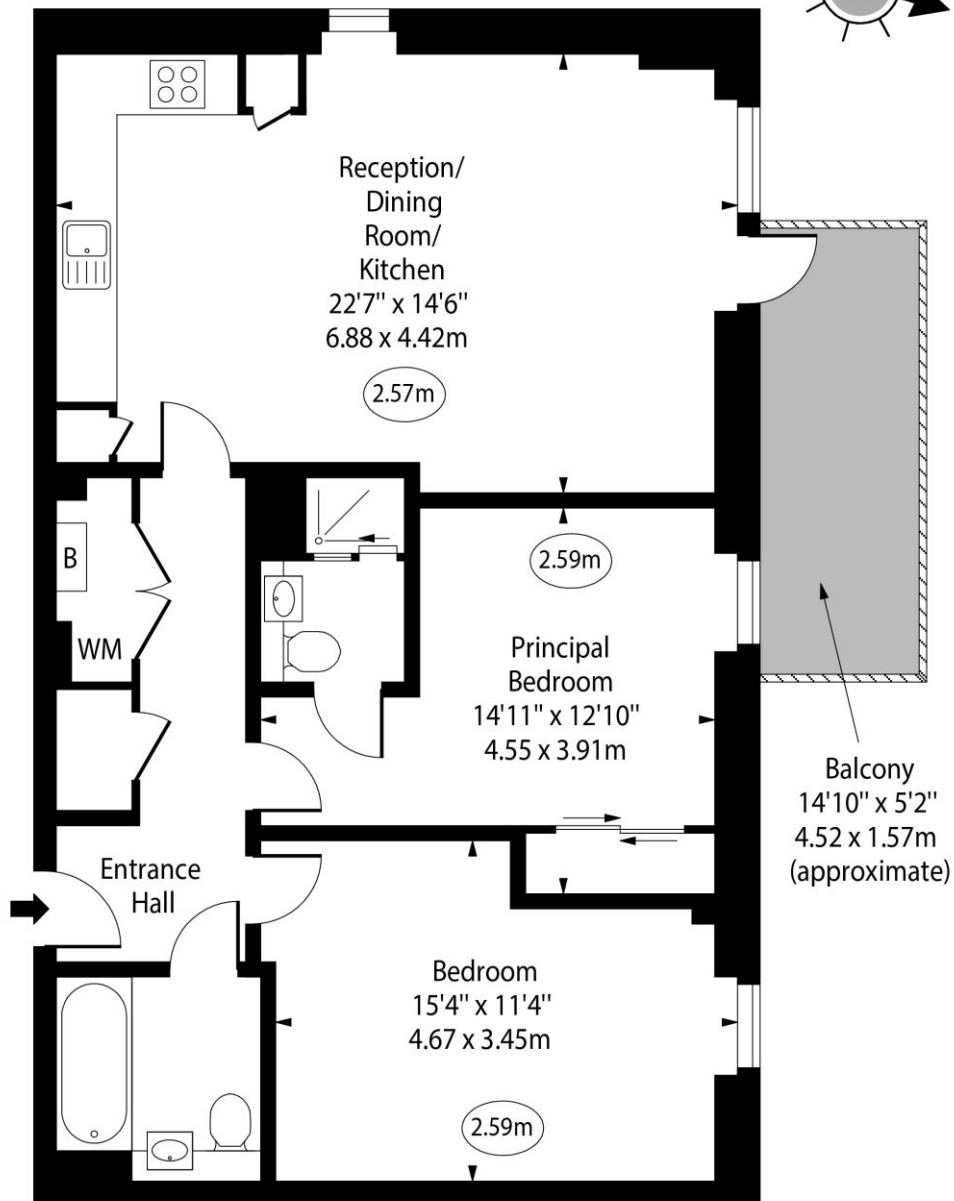
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 820 Sq Ft - 76.18 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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