



# Tradewinds

Wards Wharf Approach, E16

Asking Price £450,000

Stunning two double bedroom two bathroom apartment in the popular Tradewinds development, secure-gated parking with concierge, gym, sauna and business centre.



# Tradewinds

Wards Wharf Approach, E16

- 2 Bedrooms / 2 Bathrooms
- Secure Parking
- Gym and business centre
- 24hr Concierge
- Private Balcony





Stunning two double bedroom two bathroom apartment in the popular Tradewinds development, secure-gated with concierge, gym, sauna and business centre.

The apartment is approx 870 square feet with modern fully-fitted kitchen, large reception area, large windows throughout, and private west-facing balcony and secure parking included.

Wards Wharf is well connected with Pontoon Dock DLR a short walk and London City Airport on your doorstep. Exel and Custom House are also nearby.

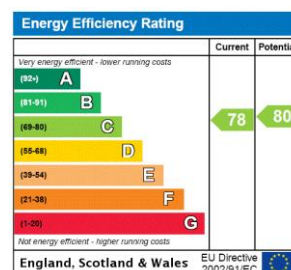
**Tenure:** Leasehold 974 years 11 months

**Service Charge:** £4224 approx.

**Ground Rent:** £270 increasing every 21st anniversary from the Commencement Date

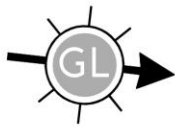
**Local Authority:** Newham

**Council Tax Band:** E



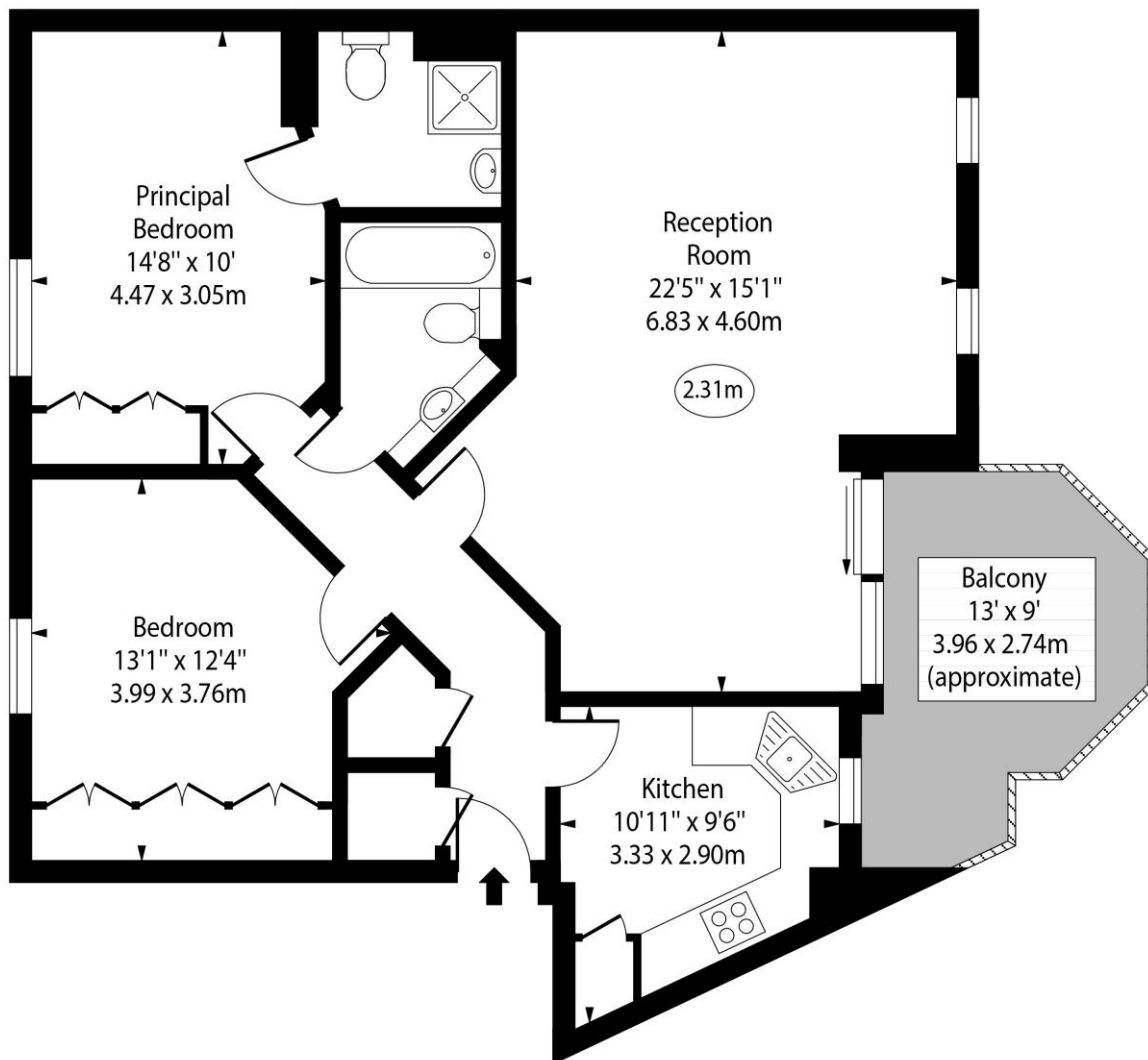
### *Chestertons Canary Wharf & Greenwich Sales*

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



Tradewinds,  
Wards Wharf Approach, E16

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      870 Sq Ft - 80.82 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 021076.1JU