



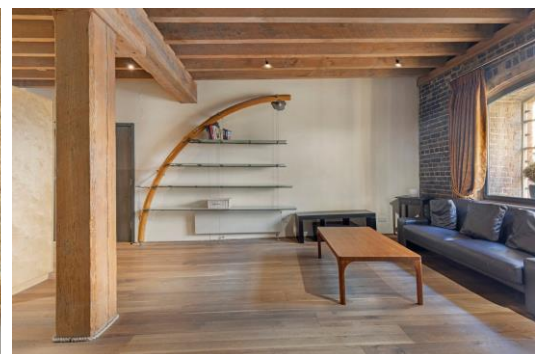
Port East Apartments

12 Hertsmere Road, E14

Offers Over £375,000

A fantastic studio apartment of approx. 600sqft in the historic Grade I listed Port East Apartments. Offering bundles of period charm and extremely well located for the Canary Wharf financial centre, DLR services and London's new Elizabeth Line.

CHESTERTONS



Port East Apartments

12 Hertsmere Road, E14

- Large studio apartment
- Stunning Historic Warehouse Conversion
- Exposed Period Features
- 24h Concierge
- Private Off-Street Parking
- Close to bars and restaurants in West India Quay
- West India DLR Station 0.15km
- Canary Wharf Elizabeth Line Station 0.3km



The apartment is situated on the 1st floor and provides accommodation over 592sq ft of internal living space. The open-plan living arrangement is spacious, benefits from high ceilings and a fully integrated kitchen. The exposed rafters, brick work, window grates and large wooden columns create a real sense of history, and a very interesting space. The apartment also benefits from a private, off-street parking space and 24hr concierge services.

Port East Apartments is part of the last remaining warehouses that formed the original West India Import Dock built between 1800-1804. The development is Grade 1 listed and provides an opportunity to own a piece of London's mercantile history.

The development is supremely located for DLR services to London City and Tower Hill via West India Station (0.15km) and in recent years, a much wider reach via London's new Elizabeth Line (0.3km), opening up locations as far as the West End and Heathrow Airport now within easy reach.

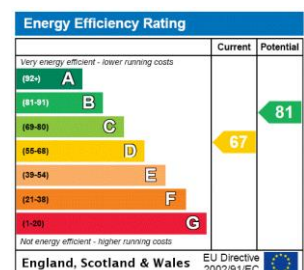
Tenure: Share of Freehold – with underlying 98 years approx.

Service Charge: £4,863 pa approx.

Ground Rent: £350 pa (with parking) doubling every 25th anniversary from the Commencement Date of the Term

Local Authority: Tower Hamlets

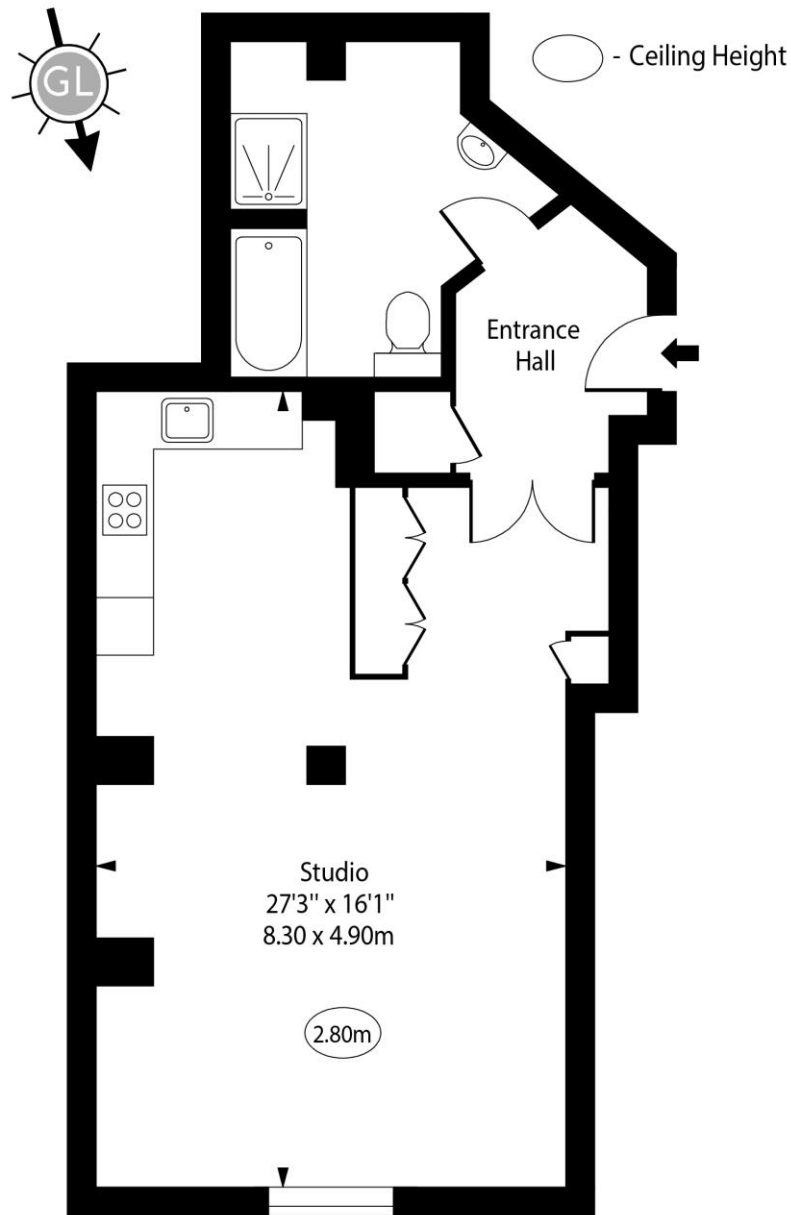
Council Tax Band: F



Chestertons Canary Wharf & Greenwich Sales

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Port East Apartments,
Hertsmere Road, E14



First Floor

Approx Gross Internal Area 592 Sq Ft - 55.00 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027244J

