



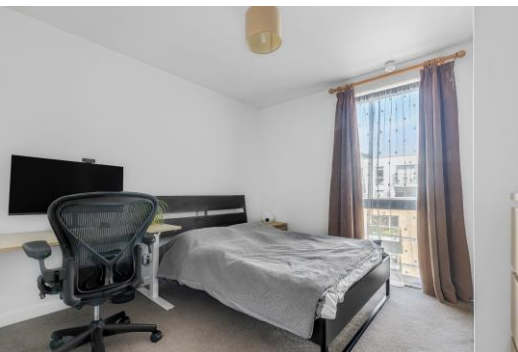
# Casson Apartments

43 Upper North Street, E14

Offers in Excess of £425,000

A bright and spacious two bedroom, two bathroom apartment, set over the 5th floor of Casson House, one of the most sought-after buildings in New Festival Quarter, E14, a short walk from DLR and the Thames. EWS1 ready.





# Casson Apartments

43 Upper North Street, E14

- Superb Apartment in New Festival Quarter
- Two Double Bathrooms
- West-Facing Private Balcony
- 24hr Concierge
- On-site Gym Facilities
- Langdon Park DLR Station (0.45km)
- Close to Local Parks & Open Spaces
- EWS1 Compliant





Accommodation comprises of two generously sized double bedrooms, the principle with built-in wardrobe, two contemporary modern bathrooms, including an en-suite to the principle bedroom as well. There is a bright and airy reception room with floor-to-ceiling windows, leading out to a gorgeous west-facing balcony. The living room is open-plan to fully-fitted modern kitchen, equipped with integrated appliances, creating a sleek and functional space.

Residents can benefit from access to a 24 hour concierge service and an on-site gymnasium. There are also several local amenities that can be enjoyed which include several shops and restaurants. The development is located a short distance away from Langdon Park DLR station (0.4km), providing a valuable transport link for commutes to Canary Wharf and other prominent destinations in London. The greens of Bartlett and Langdon Parks are also within close reach.

**Tenure:** Leasehold 235 years approx. remaining.

**Service Charge:** £3,818 pa approx.

**Ground Rent:** £503 pa. Increasing every 5 years from the first rent review date in line with RPI.

**Local Authority:** Tower Hamlets

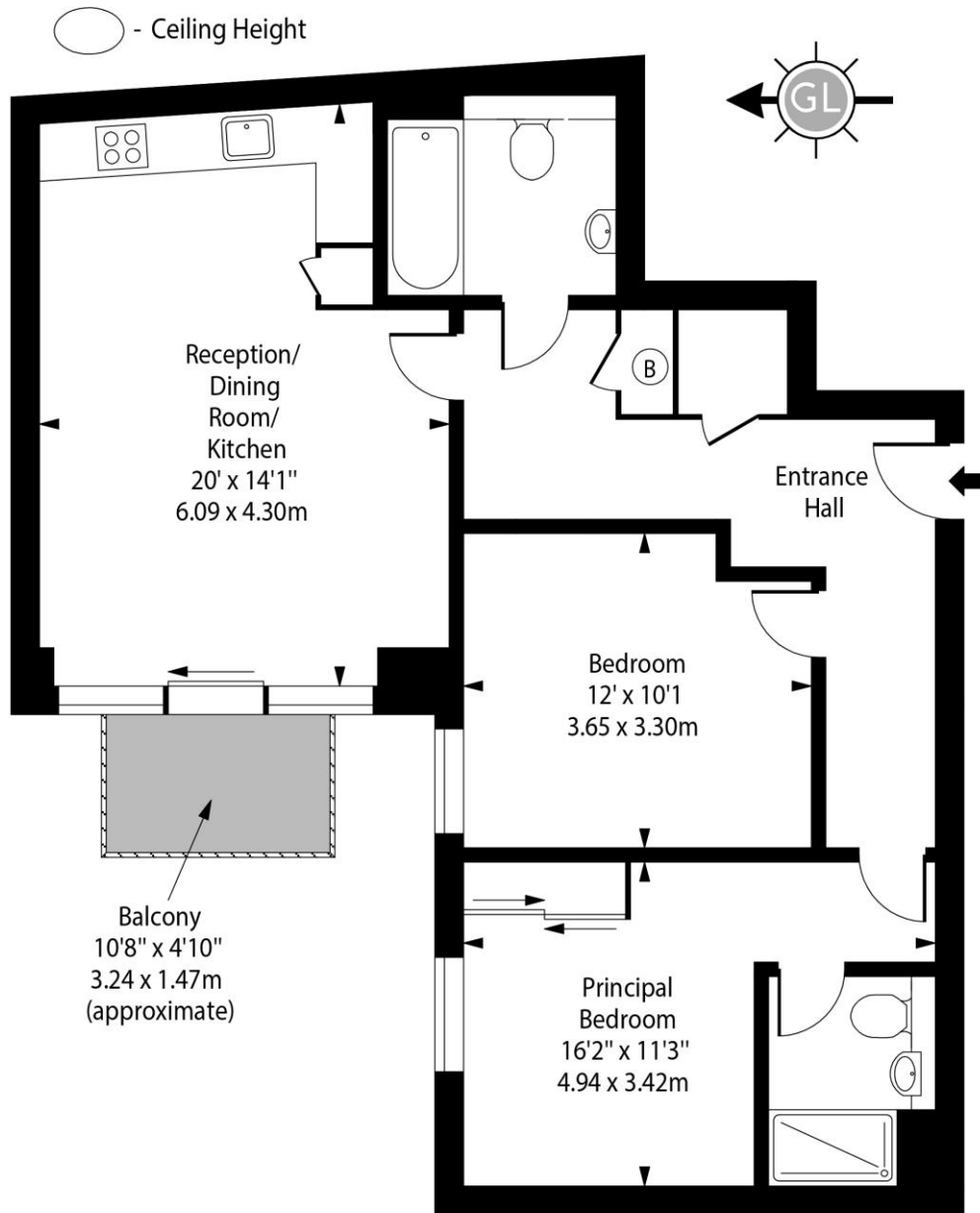
**Council Tax Band:** D

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)	82	82
<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*

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

# Casson Apartments, Upper North Street, E14



Fifth Floor

Approx Gross Internal Area      795 Sq Ft - 73.69 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 027445IG

