



# Millharbour

London, E14

Offers in excess of £500,000

A 2 bedroom 2 bathroom apartment with an excellent North/North-Eastern aspect in the well-located 41 Millharbour development. The property boasts direct dock views from all principal rooms, a corner balcony. Offered chain free.



# Millharbour

## London, E14

- Direct Dock Views From All Principal Rooms.
- Private Balcony
- 10th Floor Apartment
- Located Within 200 Metres Of South Quay DLR.
- 24 Hour Concierge.
- Chain Free.





A 754sqft 10th floor 2 bedroom 2 bathroom apartment with an excellent North / North-Eastern aspect in the well-located 41 Millharbour development. The property boasts an open-plan kitchen / living room, direct dock views from all principal rooms, & a corner balcony. The property is situated in a modern block with 24 hour concierge services available.

The building currently has a B2-rated EWS1 form, however, the developer (Weston Homes) has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating, & as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria & requirements.

The service charges include the communally-provided heating & hot (& cold) water.

The property is sold chain-free.

**Tenure:** Leasehold 976 years approx. remaining.

**Service Charge:** £6503 pa approx.

**Ground Rent:** £200 pa. increasing every 25 years in accordance with the Lease

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	82	82
<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

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

canarywharf@chestertons.co.uk

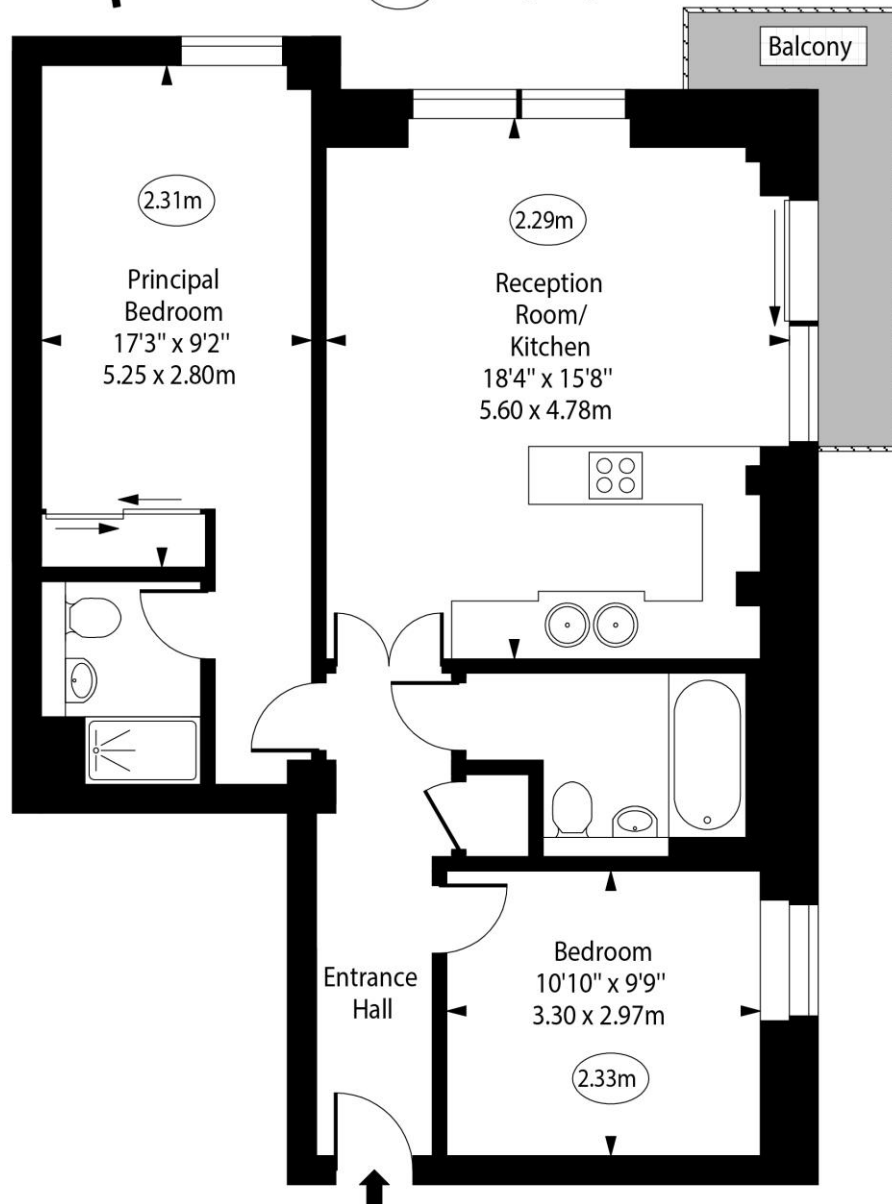
020 7510 8300

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## Millharbour, E14

○ - Ceiling Height



Tenth Floor

Approx Gross Internal Area      754 Sq Ft - 70.05 Sq M

For Illustration Purposes Only - Not To Scale

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

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