

## 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.

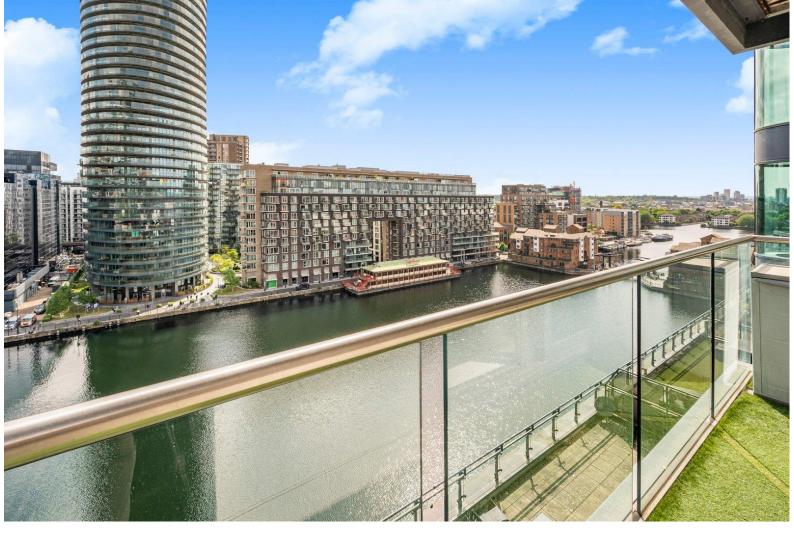






## Millharbour London, E14

- 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. •



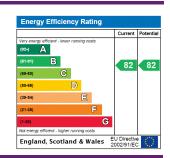
A 754sqft 10th floor 2 bedroom 2 bathroom apartment with an excellent North / North-Eastern aspect in the welllocated 41 Millharbour development. The property boasts an open-plan kitchen / living room, direct dock views from all principal rooms, & a corner balcony. The property is situated in a modern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

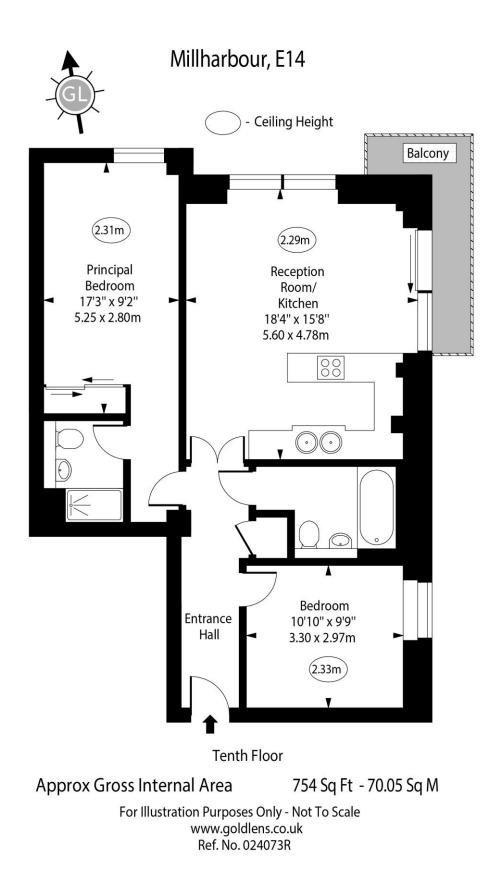
The property is sold chain-free.

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



## Chestertons Canary Wharf & Greenwich Sales

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