



Belgrave Court

36 Westferry Circus, E14

Asking Price £1,400,000

A rarely-available 1450sq ft dual-aspect Southeast/Southwest-facing corner 2 bedroom 2 bathroom apartment on the 6th floor (the highest of this type of 2 bedroom apartments that exists) in Belgrave Court in the Canary Riverside development. Underground parking space included. Offered chain-free.



Belgrave Court

36 Westferry Circus, E14

- 1450sq ft 6th floor 2 bedroom 2 bathroom apartment.
- Dual aspect facing Southeast to Southwest.
- Spectacular direct river views from all rooms.
- Exceptional location on the Canary Wharf Estate.
- Proximal to Canary Wharf Pier for Uberboat services.
- Westferry DLR, Canary Wharf Jubilee & Elizabeth Line services nearby.
- Daytime doorperson in-building; 24 hour site security.
- Secure/gated 100% private residential development.
- Underground parking space; offered chain-free.



A rarely-available 1450sq ft dual-aspect Southeast/Southwest-facing corner 2 bedroom 2 bathroom apartment on the 6th floor (the highest of this type of 2 bedroom apartments that exists) in Belgrave Court in the Canary Riverside development. The apartment offers wonderful natural light with floor-to-ceiling windows throughout, as well as unsurpassed river views from its prominent position on a bend of The River Thames which encompass Canary Wharf to the East, over Rotherhithe to the South & to The City & The Shard to the West. The apartment boasts an ultra-spacious reception room, which could accommodate even the largest pieces of furniture, & is sensibly-zoned with a delightful alcove near the kitchen to accommodate a dining area. The kitchen benefits, unusually, from a gas hob, which is a rarity, indeed almost unheard of, in modern developments in Canary Wharf (or anywhere else). The apartment further benefits from 2 very generous double bedrooms, one of which possesses an en suite bathroom with separate shower & bath & dual sinks. Importantly, for a predominantly South-facing apartment, the property benefits from comfort cooling.

Canary Riverside boasts an exceptional location & for a very long time was the only residential development on the Canary Wharf estate & thus benefits from close proximity to the business district, shopping centre, & a wide variety of bars & restaurants & all amenities. Canary Riverside benefits from multiple public transport options in close proximity; Canary Wharf Pier (for Thames Clipper service) is within 100m of the development; Westferry DLR station (for access to Bank, Stratford or City Airport) is 350m away; Canary Wharf Jubilee Line station is only 750m away, & the Elizabeth Line station is located within 1km.

Canary Riverside is a secure, 100% private residential development & offers 24 hour on-site security as well as daytime concierge in each block. The development also offers green, peaceful & secure communal gardens for residents' enjoyment. Secure, underground parking is included. Offered chain-free.

Tenure:	Leasehold – 971 years remaining approx.
Service Charge:	£16,515 approx.
Ground Rent:	Peppercorn
Local Authority:	Tower Hamlets
Council Tax Band:	G

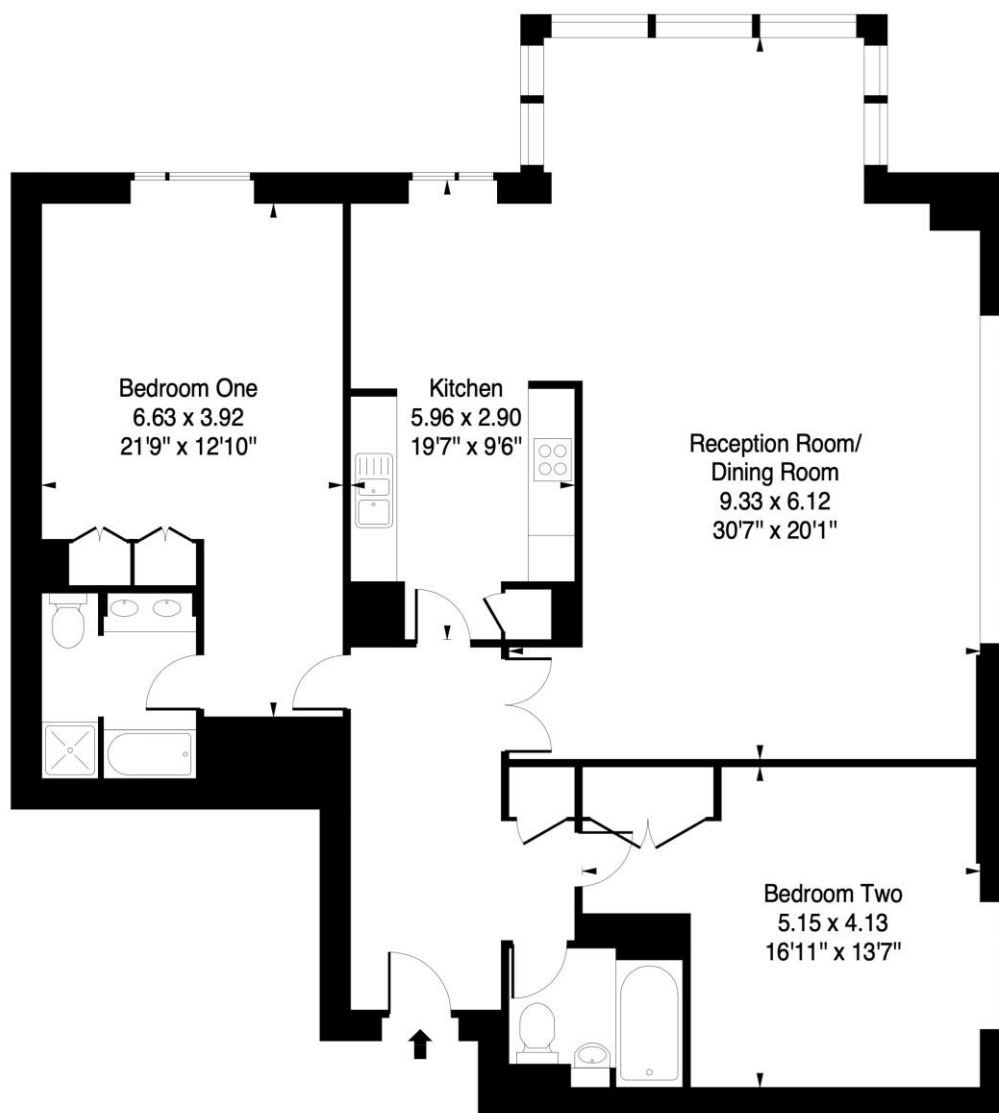
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Belgrave Court,
Westferry Circus, E14**

Approximate Gross Internal Area = 1450 sq ft / 134.71 sqm



Sixth Floor

Measured in accordance with RICS guidelines.

Floor plan is for illustrative purposes only and should not be relied on as a statement of fact.

Limited use areas under 1.5m included in area unless indicated otherwise.

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