



Millharbour

London, E14

Asking Price £400,000

This charming one bedroom apartment comprises a double bedroom with fitted wardrobes, modern bathroom and an open-plan, fully-fitted kitchen and a south-facing private balcony. The development has 24 hour concierge.



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- Large one bedroom apartment
- South Facing Balcony with views of Millwall Dock
- One Bathroom & Separate W/C
- 612sq ft of Internal Living Space
- South Quay DLR (0.3km)
- 24 hr On-site concierge
- EWS1 - B2 status commitment from Freeholder to pay for remedial works



A 612sq ft South-facing 6th floor one bedroom apartment in the well-located 41 Millharbour development in South Quay.

The apartment comprises a double bedroom with fitted wardrobes, modern bathroom, good storage, open plan fully fitted kitchen with private balcony. The development has a 24 hour concierge and communal gardens which are only accessible by the developments' residents on the 1st floor of the building.

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 and as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria and requirements.

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

Tenure: Leasehold 976 years remaining approx.

Service Charge: £5,892 pa approx.

Ground Rent: £200 pa Increased every 25th anniversary from the commencement date of the term based on reviewed Value of the Block

Local Authority: Tower Hamlets

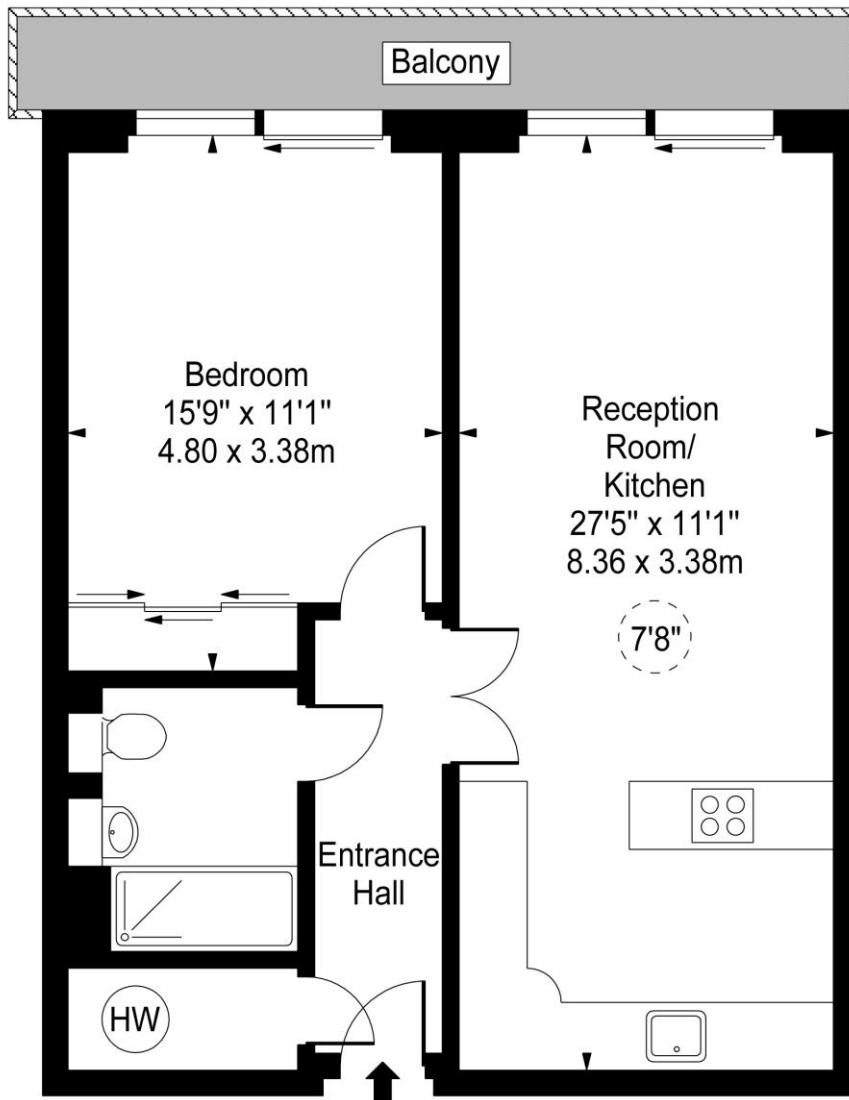
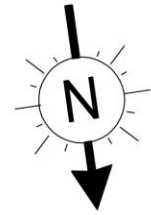
Council Tax Band: D

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

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Sixth Floor

Approx Gross Internal Area **612 Sq Ft - 56.85 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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