



Basin Approach

London, E14

Offers in Excess of £1,500,000

A rare opportunity to acquire an unusually large 2722sq ft 4 bedroom 3 bathroom duplex penthouse apartment in a prime location close to Limehouse station, by the Limehouse Marina, in Marina Heights, Basin Approach. 3 underground parking spaces included. The property is offered chain-free.



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- 2722sq ft 5th & 6th floor 4 bedroom 3 bathroom 2 reception duplex penthouse apartment.
- Huge open-plan 6th floor reception room / kitchen with wrap-around terrace.
- Superb location by the Limehouse Marina & 250m from Limehouse station.
- 24 hour concierge; 3 secure parking spaces; offered chain-free.



A rare, & unusually large 2722sq ft, 5th & 6th floor 4 bedroom, 2 reception, 3 bathroom duplex penthouse in Basin Approach on the Limehouse Marina. Marina Heights was developed by Bellway, & completed in 2000/2001. Basin Approach benefits from 24 hour concierge facilities.

The property itself is a one-of-a-kind property as it was originally to be 2x separate 3 bedroom duplex penthouses, but was combined into one unit by either the developer or the original owner. The resulting apartment boasts a huge open-plan kitchen / reception on the 6th floor with a wrap-around terrace from West to East (via Northern) aspects. On the 5th floor the master bedroom suite is capacious, & possesses a West-facing balcony, as well as a commodious en suite bathroom. There are 3 further bedrooms, 2 with en suite bathrooms, a TV room, & a utility room on this level additionally. Basin Approach is located within 250 metres' marina-side walk of Limehouse DLR (& rail) station for easy access to both Canary Wharf & The City. Various local amenities, including convenience stores, bars, restaurants etc, are nearby on both Narrow Street, & Commercial Road.

The property further benefits from 3 secure, underground parking spaces, & the property is offered chain-free.

| | |
|--------------------------|---|
| Tenure: | Leasehold – 173 years remaining approx. |
| Service Charge: | £16,145pa approx. |
| Ground Rent: | £350pa |
| Local Authority: | Tower Hamlets |
| Council Tax Band: | H |

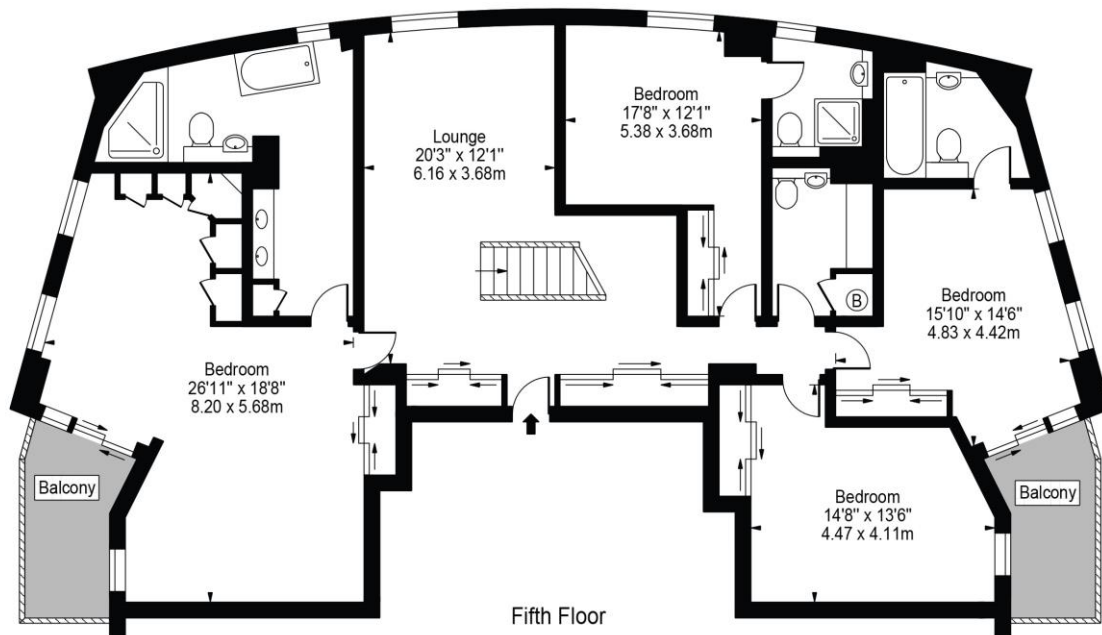
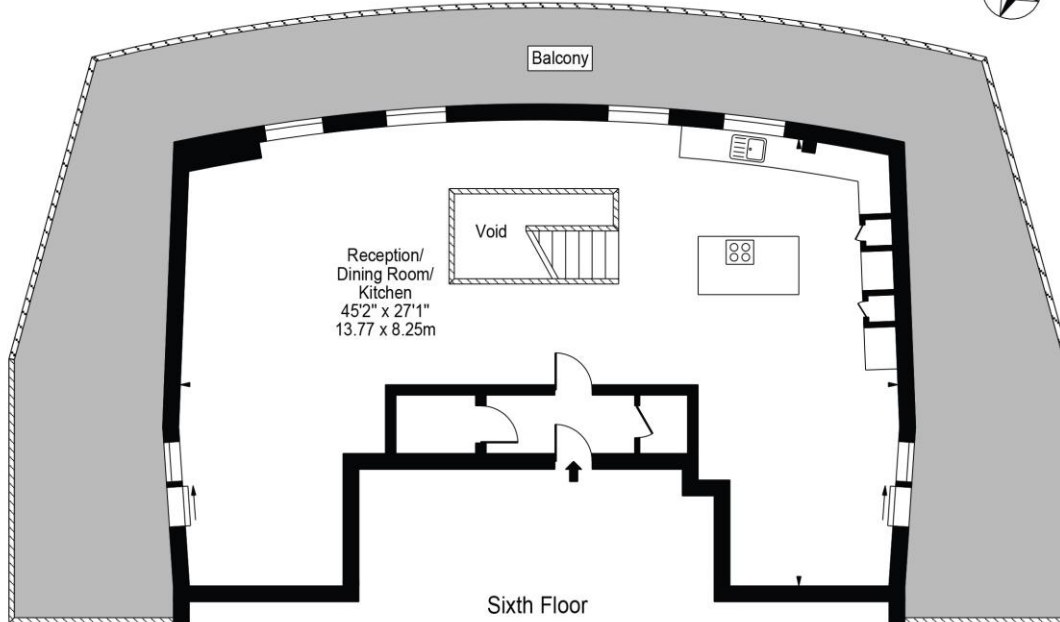
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (94-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | 52 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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Approx. Gross Internal Area 2722 Sq Ft - 252.91 Sq M
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

