

## West India Quay 26 Hertsmere Road, E14

Offers in excess of £1,000,000

A one-of-a-kind 2486sq ft dual aspect 13th & 14th floor 3 bedroom 3 bathroom apartment with quintessential Canary Wharf views in the landmark residential development: No1 West India Quay: in an unsurpassed location next to the Elizabeth Line station.











# West India Quay

### 26 Hertsmere Road, E14

- 2486sq ft 13th & 14th floor 3 bedroom 3 bathroom duplex apartment.
- Commanding & quintessential Canary Wharf & dock views.
- Location = 2nd to none: next to Canary Wharf Elizabeth Line station.
- Numerous bars & restaurants located nearby.
- Underground parking space; offered chain-free.



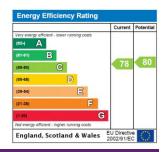
A 2486sq ft 13th/14th floor 3 bedroom 3 bathroom duplex apartment in the renowned No1 West India Quay development in Canary Wharf. The apartment boasts a dual aspect (East & South) with a double-height apex in the SE corner of the reception room. The living space flows from the TV area, around the double-height space, to the dining area which is next to the large, fully-fitted, openplan kitchen which benefits from an abundance of work surfaces, & a large American-style fridge/freezer, all expected built-in appliances, & a built-in Miele coffee machine to boot! Next to the dining area is bedroom 3, or office, with sliding doors allowing flexible use of the space.

**Tenure:**Leasehold 977 years approx. **Service Charge:** £29760 approx.

**Ground Rent:** £700

**Local Authority:** Tower Hamlets

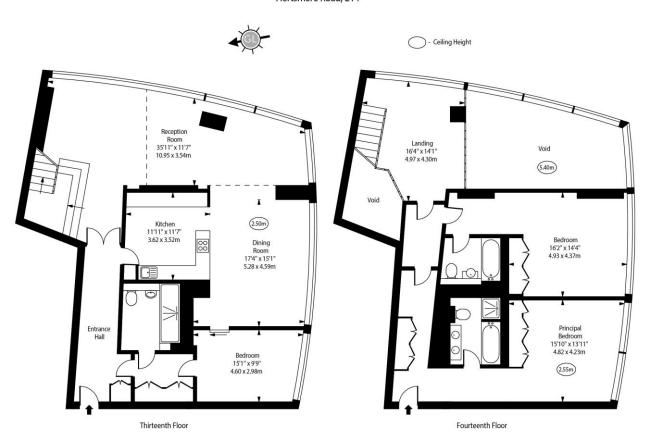
Council Tax Band: H



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#### Hertsmere Road, E14



Approx Gross Internal Area 2486 Sq Ft - 230.95 Sq M

(Excluding Void)

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