



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.

CHESTERTONS



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, open-plan 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.

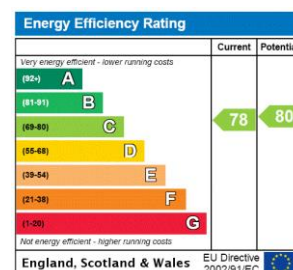
Tenure: Leasehold 977 years approx.

Service Charge: £29760 approx.

Ground Rent: £700

Local Authority: Tower Hamlets

Council Tax Band: H



Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

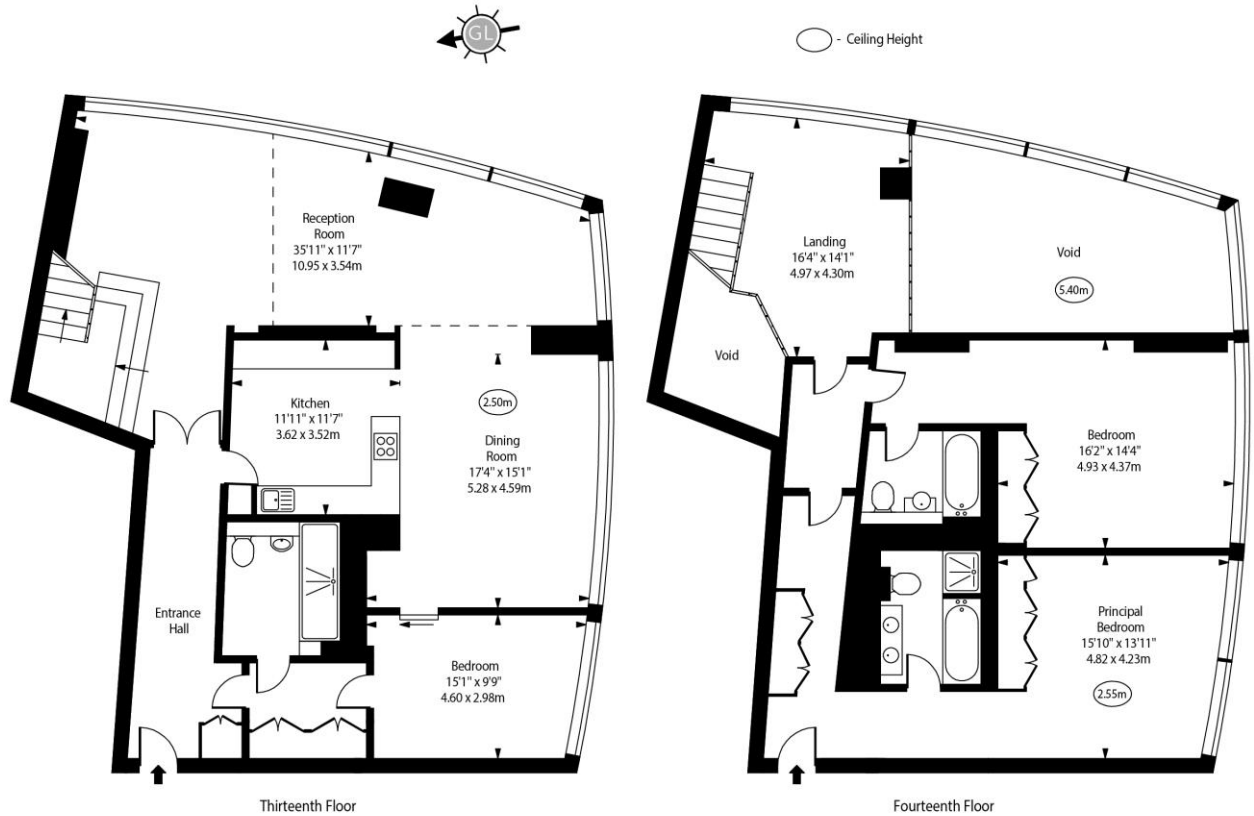
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Approx Gross Internal Area 2486 Sq Ft - 230.95 Sq M
(Excluding Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022984J

