



Taffrail House

Burrells Wharf Square, E14

Asking Price £900,000

A rare, riverside penthouse conversion within walking distance of Canary Wharf, set within the historic Burrells Wharf development, offering plenty of natural light, outside space and over 1,900sq ft living space (including restricted head height).

CHESTERTONS



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- 2 bedrooms | 2-bathroom Warehouse Conversion
- 1,940sq ft Internal Living Space (Incl. Restricted Head Height)
- Spacious Accommodation & an Abundance of Storage
- Private Terrace and Additional Balcony
- Secure Underground On-Site Parking
- On-Site Leisure Facilities incl. Swimming Pool, Gym, Spa and Sauna
- 24 Hour concierge
- Mudchute DLR Station 0.5km
- Masthouse Pier for Thames Clipper 0.15km



This spacious 2–3-bedroom, split-level penthouse apartment in Taffrail House boasts a tremendous amount of living space and storage. On the first level there is an expansive main reception room with access to a private, east-facing balcony overlooking the courtyard trees and River Thames and a bright and modern separate kitchen, featuring a range of integrated appliances.

The top floor has three spacious bedrooms — or use the middle room as a large home office, with its patio doors opening to your west-facing roof terrace, and views towards the Canary Wharf skyline. The other two bedrooms are filled with light from two Velux skylights in each. There's also a huge walk-in wardrobe that acts as a passage to a well-appointed en-suite bathroom. Both bathrooms have been completely redone to a high standard, with custom cabinets and lots of room for everything one would need. As an added bonus, there's also laundry space and a phenomenal amount of storage in the adjacent eaves.

Tenure: Leasehold 961 years 9 months

Service Charge: £14158.48 £9408.94 Service Charge + £4749.54 Reserve Fund Contributions

Ground Rent: £50 until 2038. Doubling every 25 years until 23rd June 2113, and then a peppercorn charges thereafter.

Local Authority: Tower Hamlets

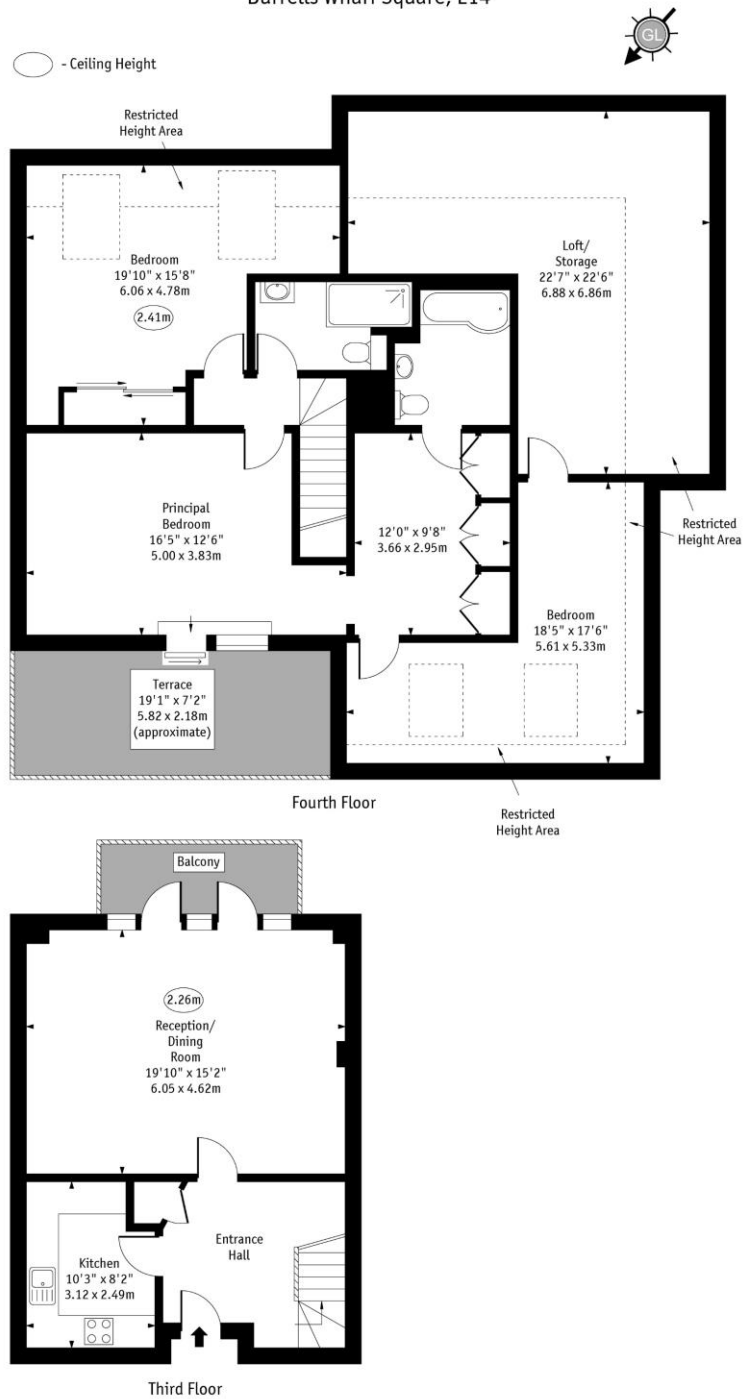
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area 1636 Sq Ft - 151.98 Sq M
Approx. Floor Area Including Restricted Heights 1940 Sq Ft - 180.23 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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