



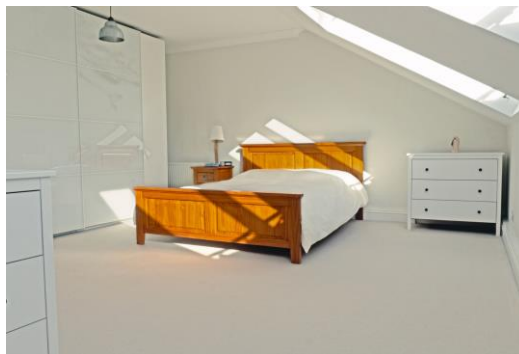
Taffrail House

Burrells Wharf Square, E14

Offers in Excess of £800,000

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



Taffrail House

Burrells Wharf Square, E14

- 2 bedroom | 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.

On the second level you will find two generous bedrooms, with the potential for more depending on usage. The principal bedroom suite is superbly laid out, with a walk-in wardrobe arrangement that acts as a passage through to a well-appointed en-suite bathroom, plus direct access to a phenomenal amount of storage in the adjacent eaves. Leading onto the principal suite is another potential room (or home office – you choose!) that also opens up to a separate, west facing roof terrace with views towards the Canary Wharf skyline. The 2nd bedroom comes with built in wardrobes and is well-lit, courtesy of two large Velux skylights. Even the 2nd bedroom is large, with lots of natural light from two more Velux skylights. Both bathrooms have been completely redone to a high standard, with custom cabinets and lots of room for everything one would need.

Tenure: Leasehold 961 years approx. remaining.

Service Charge: £15,141 pa (£10,039.88 Service Charge + £5,101.48 Reserve Fund Contributions)

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

Local Authority: Tower Hamlets

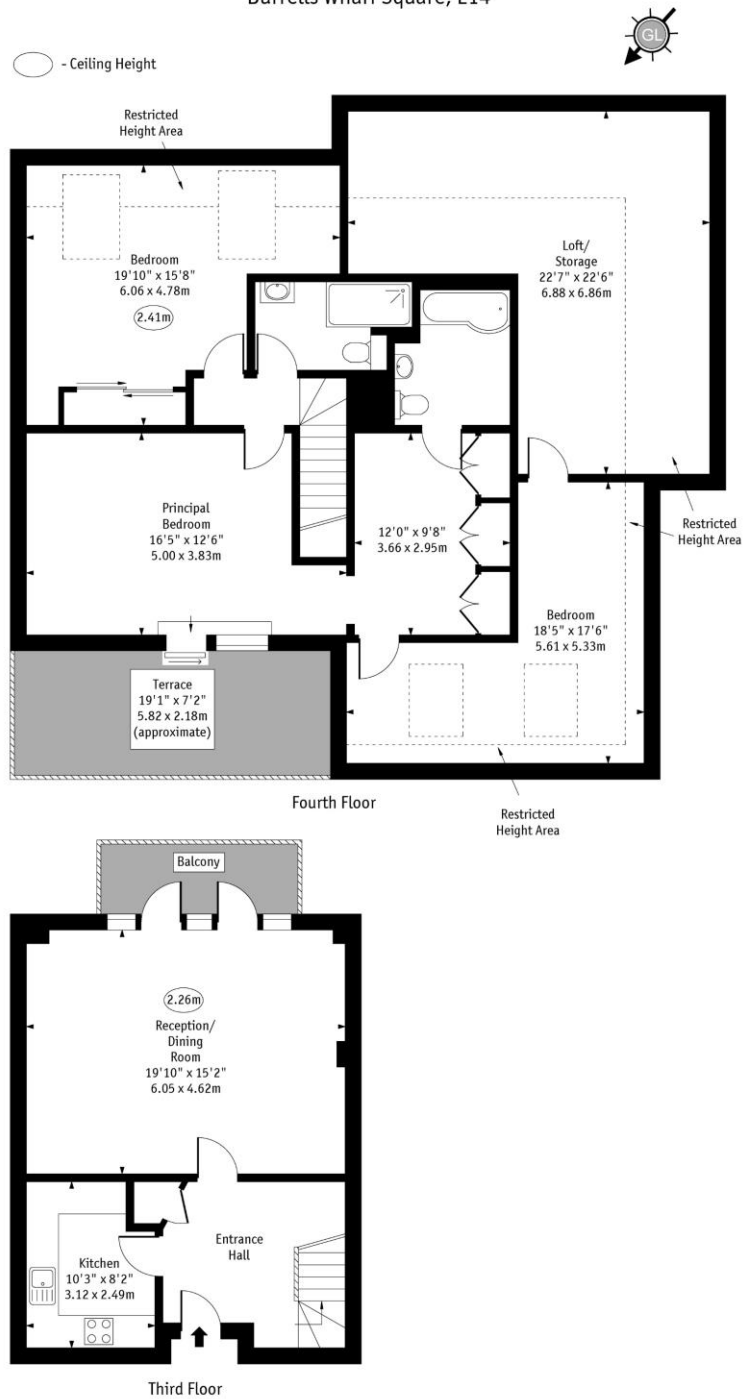
Council Tax Band: F

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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Burrells Wharf Square, E14



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.
www.goldlens.co.uk
Ref. No. 028966KH