



Anchorage Point

42 Cuba Street, E14

Asking Price £500,000

A 918sq 6th floor 2 – bedroom, 2- bathroom apartment with spectacular river & Canary Wharf views, in the well-regarded Anchorage Point development. The property boasts a superior location and an allocated, off-street parking space.

CHESTERTONS



Anchorage Point

42 Cuba Street, E14

- 2 bedrooms | 2 Bathrooms
- Share of Freehold
- 905sq ft Internal Living Space
- Two Private Balconies
- Exceptional River & Canary Wharf Views
- Popular Riverside Development
- Allocated Off-Street Parking & Secure Underground Parking
- Fully Equipped Gym
- 15m Swimming Pool



This fantastic apartment in Anchorage Point comprises of a generously sized living room with access to two private balconies, offering views over the River Thames and the Canary Wharf Skyline, a fully-separate modern kitchen and two good-sized double bedrooms, the principal coming with built-in wardrobes and a four-piece en-suite bathroom. Both bedrooms also have access to one of the balconies and there is a further three-piece bathroom suite as well. From its vantage point on the 6th floor, the views towards The City are particularly far-reaching & spectacular.

Anchorage Point is a private residential development which benefits from 24-hour portage, residents' gym & swimming pool, & sauna facilities. A secure, allocated, & well-positioned allocated parking space is also included, as is a Share Certificate in the Freehold Company.

Heron Quay is the closest transport link (0.4km), offering DLR services into the Canary Wharf CBD, Bank Station in the City of London and London's famous Tower hill. Canary Wharf Station is also within walking distance (0.6km) and offers Jubilee Line services to the O2 arena on the north Greenwich Peninsula, and west towards London Bridge Station and further afield into London's West End. More recently, the addition of the Elizabeth Line (0.75km) has opened up route to London Heathrow, Oxford Street and reaches further into both Essex and Berkshire.

Tenure: Share of Freehold 963 years approx. remaining

Service Charge: £7334.78 pa approx. (Estate Charge £4,332.84 + Service Charge £3,001.94)

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

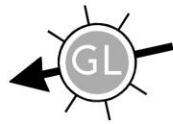
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

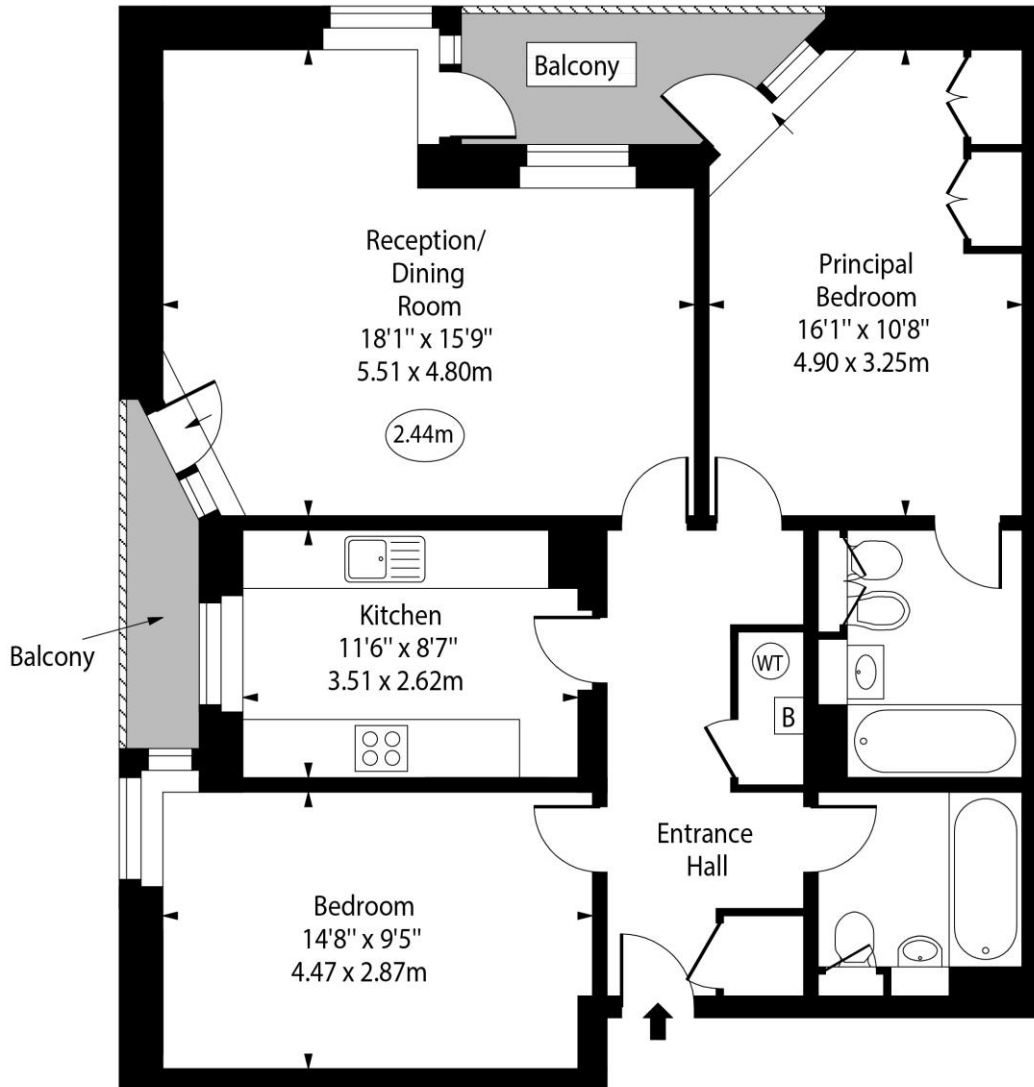
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Anchorage Point, Cuba Street, E14



○ - Ceiling Height



Sixth Floor

Approx Gross Internal Area 918 Sq Ft - 85.28 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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