



Saunders Ness Road

London, E14

Asking Price £850,000

A truly amazing lateral 3-bedroom, 2-bathroom apartment of approx. 1,000sq ft situated on the southernmost tip of the Isle of Dogs and offering breath-taking views over the River Thames towards Greenwich and the Royal Naval College.

CHESTERTONS



Saunders Ness Road

London, E14

- Three Bedrooms | Two Bathrooms
- 989sq ft of Internal Living Space
- Private South-facing Balcony
- Exceptional Greenwich and River Views
- Air Conditioning Through-out
- Island Gardens DLR Station 150m



Step inside to discover a contemporary interior boasting exceptional décor and a thoughtfully laid-out floor plan that maximizes natural light and space. The apartment features three spacious bedrooms and two sumptuous bathroom suites, ideal for families, professionals, or those in need of a dedicated home office. There is a bright and airy living area that seamlessly connects to a private balcony, and a sleek, modern kitchen with integrated appliances, ideal for culinary enthusiasts. With a modern aesthetic throughout, high-quality finishes, and secure entry, this apartment is move-in ready and promises a sophisticated lifestyle. The Vendors have also fitted air conditioning in all the main rooms, the perfect remedy on a hot summers' day.

One of the standout highlights is the private, south-facing balcony that invites you to relax and unwind while soaking in breath-taking, panoramic views of the iconic River Thames, Greenwich's Royal Naval College and the iconic Cutty Sark ship. Whether it's a morning coffee or an evening glass of wine, this serene outdoor space is your perfect retreat from the city buzz. Whether you're entertaining guests or enjoying quiet family time, this home provides the perfect backdrop.

Located at the bottom edge of the Isle of Dogs, the Calders Wharf Development offers unparalleled access to both tranquil riverside living and vibrant city amenities. Just moments away, you'll find a large supermarket, cafés, parks, and riverside walks. The Greenwich Foot Tunnel is also nearby, providing a unique route to historic Greenwich.

Tenure: Leasehold 989 years 3 months

Service Charge: £4717 pa approx.

Ground Rent: £250 pa. Increasing every 40 years until 2099 in line with the clause in the lease.

Local Authority: Tower Hamlets

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

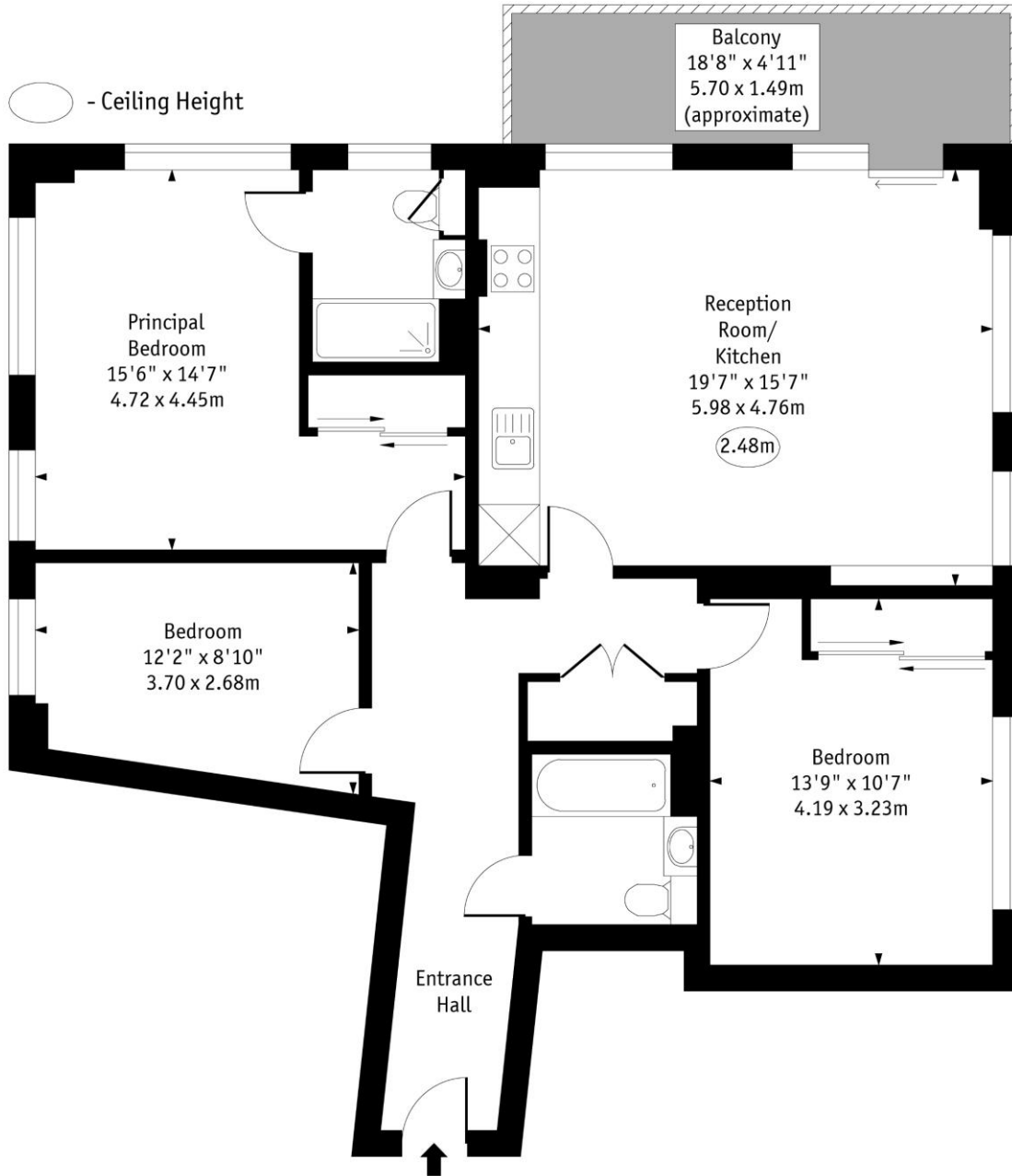
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First Floor

Approx Gross Internal Area 989 Sq Ft - 91.88 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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