



Millharbour

London, E14

Asking Price £450,000

A 2 bedroom 2 bathroom apartment with an excellent South / South-Eastern aspect in the well-located 41 Millharbour development. The property boasts direct dock views from all principal rooms, a corner balcony, & secure parking. Offered chain free.



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- Direct Dock Views From All Principal Rooms.
- Located Within 200 Metres Of South Quay DLR.
- Secure Parking; 24 Hour Concierge.
- Chain Free.



A 716 sqft 2nd floor 2 bedroom 2 bathroom apartment with an excellent South / South-Eastern aspect in the well-located 41 Millharbour development. The property boasts an open-plan kitchen / living room, direct dock views from all principal rooms, & a corner balcony. The property is situated in a modern block with 24 hour concierge & benefits from underground parking.

The building currently has a B2-rated EWS1 form, however, the developer (Weston Homes) has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating, & as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria & requirements.

The service charges include the communally-provided heating & hot (& cold) water.

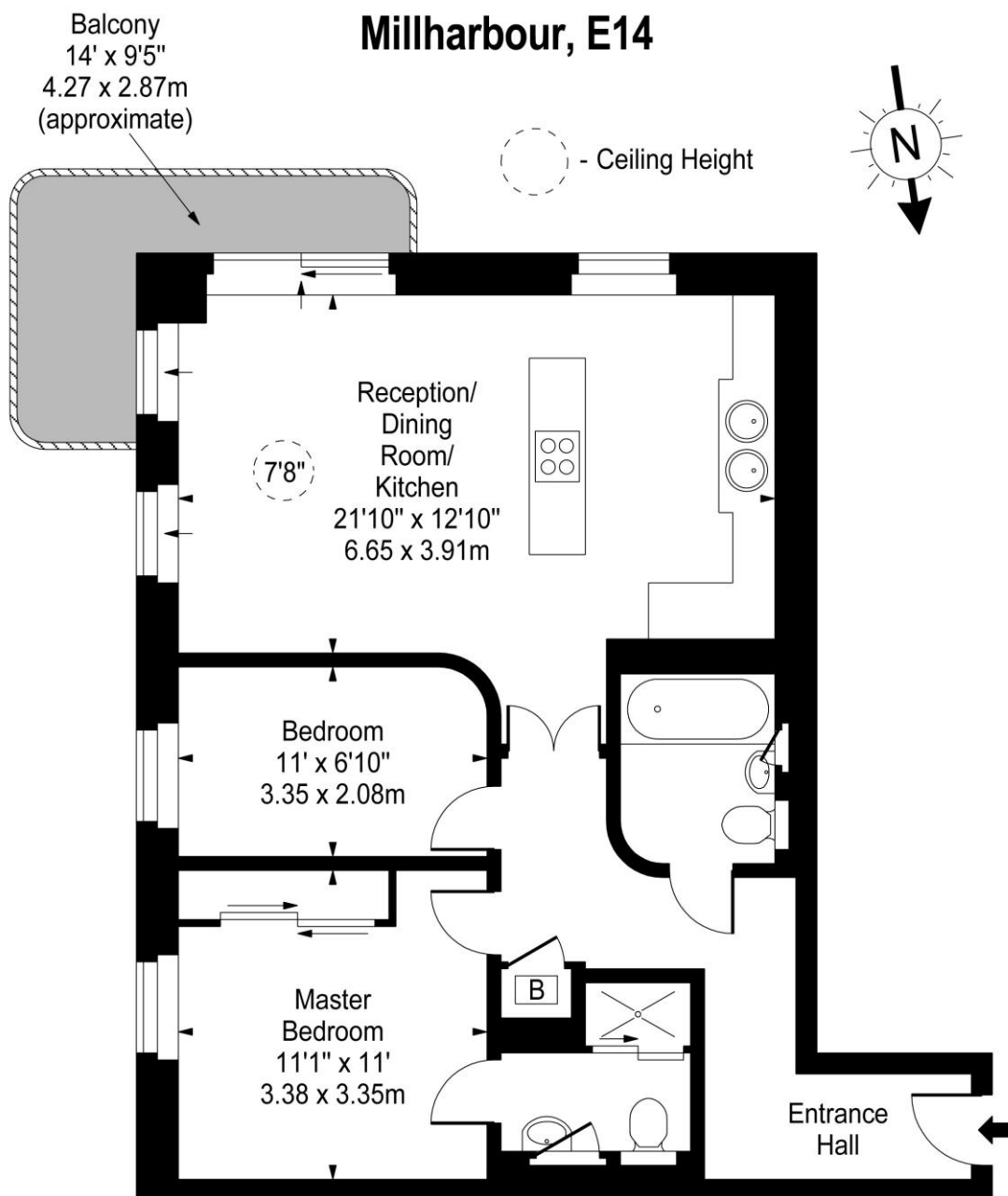
The property is sold chain-free.

Tenure: Leasehold – 976 years remaining approx.
Service Charge: £6,500pa approx.
Ground Rent: £200pa increasing every 25th Anniversary from Commencement
Local Authority: Tower Hamlets
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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Second Floor

Approx Gross Internal Area 716 Sq Ft - 66.52 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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