



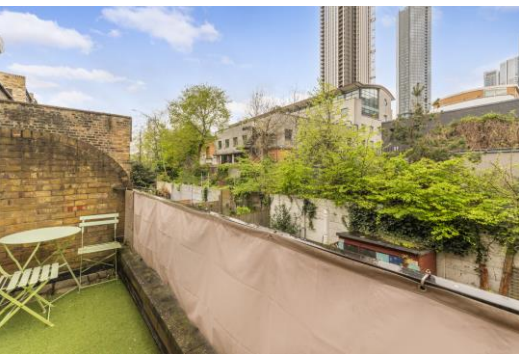
Manchester Road

London, E14

Asking Price £300,000

A beautiful ground floor one bedroom period-style apartment with its own private balcony, located in close proximity of the Canary Wharf Financial District and sold chain-free.

CHESTERTONS



Manchester Road

London, E14

- NEW LEASE LENGTH - 960 years
- Ground Floor One Bedroom Apartment
- Private West-Facing Balcony
- Located close to Canary Wharf via Wood Wharf.
- 500m from South Quay DLR station.
- Offered chain-free.



A beautiful ground floor 1 bedroom apartment with its own private, west-facing balcony. The property enjoys an abundance of natural light, with accommodation incorporating a large open-plan kitchen / reception room, with direct access to the balcony, a good-sized double bedroom and modern three-piece bathroom suite.

The property is a flat in a modern Victorian-style house reconstruction set within an imposing Victorian terrace at the top of Manchester Road, set within the Coldharbour Conservation Area, close to Canary Wharf (via Wood Wharf), & located within 500m of South Quay DLR station. There is a Tesco Local across the street.

The property is conveniently-located close to the new 8.9 acre Wood Wharf site (which is currently being developed by Canary Wharf Group), which will offer an abundance of street-level retail units: shops, bars & restaurants, like a brand new, high-tech Shoreditch, to go with Canary Wharf's "mini-Manhattan". When completed (est 2025) the site will offer 1.9million sq ft of offices, 275,000sq ft of retail space, & over 3200 new homes. There is already a direct pedestrian route through Wood Wharf to Canary Wharf Jubilee Line station & business district which the property benefits from.

Tenure: Share of Freehold with 960 years approx. Lease Length

Service Charge: £900 pa

Ground Rent: £0

Local Authority: Tower Hamlets

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

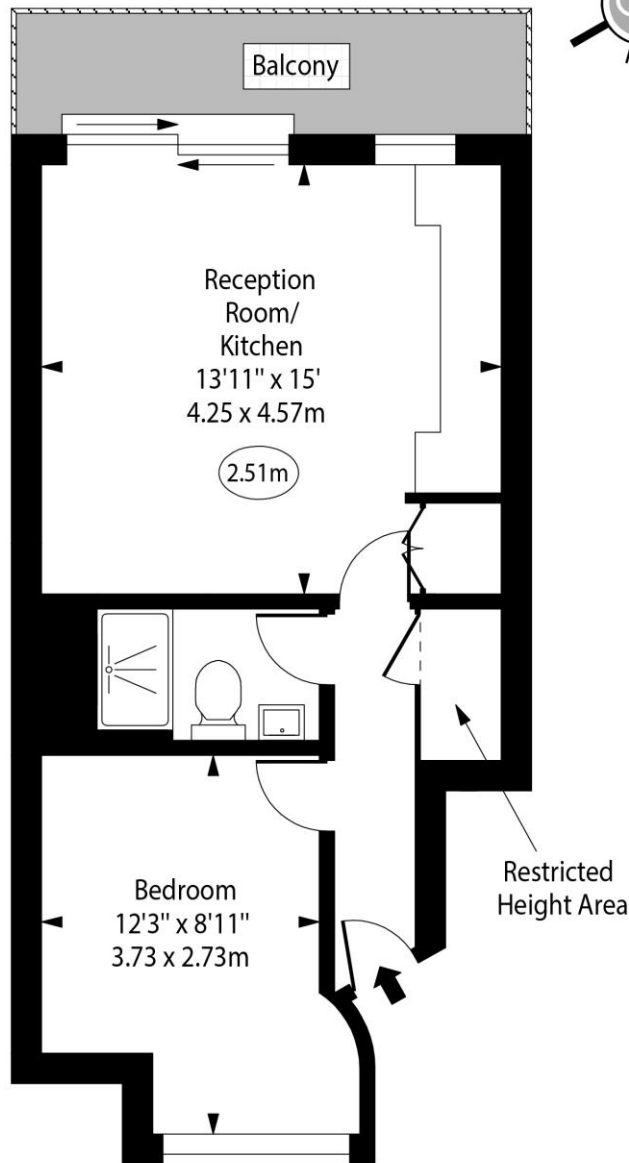
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Manchester Road, E14

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area

392 Sq Ft - 36.42 Sq M

Approx. Floor Area Including Restricted Heights

406 Sq Ft - 37.72 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023488J

