



# Elm House

East Ferry Road, E14

Asking Price £400,000

An immaculately presented 2-bedroom apartment set within the well-located Elm House on East Ferry Road.

**CHESTERTONS**



# Elm House

## East Ferry Road, E14

- 2 Bedroom | 1 Bathroom
- 682 sq. ft Internal Living Space
- Separate W/C, distinct from the bathroom with shower for added convenience and privacy.
- Located on the 2<sup>nd</sup> floor with a balcony
- On Road Parking | Permits available





An immaculately presented 2-bedroom apartment set within the well-located Elm House on East Ferry Road. The property offers a bright and well-proportioned open-plan living area leading to the balcony, a contemporary kitchen and 2 well proportionate sized bedrooms, featuring excellent storage throughout. Finished to a high standard, the apartment provides practical and stylish living ideal for modern lifestyles.

Elm House is perfectly positioned in the heart of Docklands, moments from Canary Wharf, one of London's most vibrant business and shopping districts. The area is exceptionally well connected, with DLR and Underground links providing easy access to The City, Greenwich, London City Airport and beyond, as well as river bus services along the Thames.

Residents can enjoy scenic riverside walks, nearby parks, and an excellent selection of bars, cafés and restaurants. Canary Wharf Shopping Centre, with its extensive range of retail and leisure amenities, is also close by, making this an ideal location for both professionals and investors alike.

**Tenure:** Leasehold 88 years approx. remaining.

**Service Charge:** £1,637 pa approx.

**Ground Rent:** £10 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

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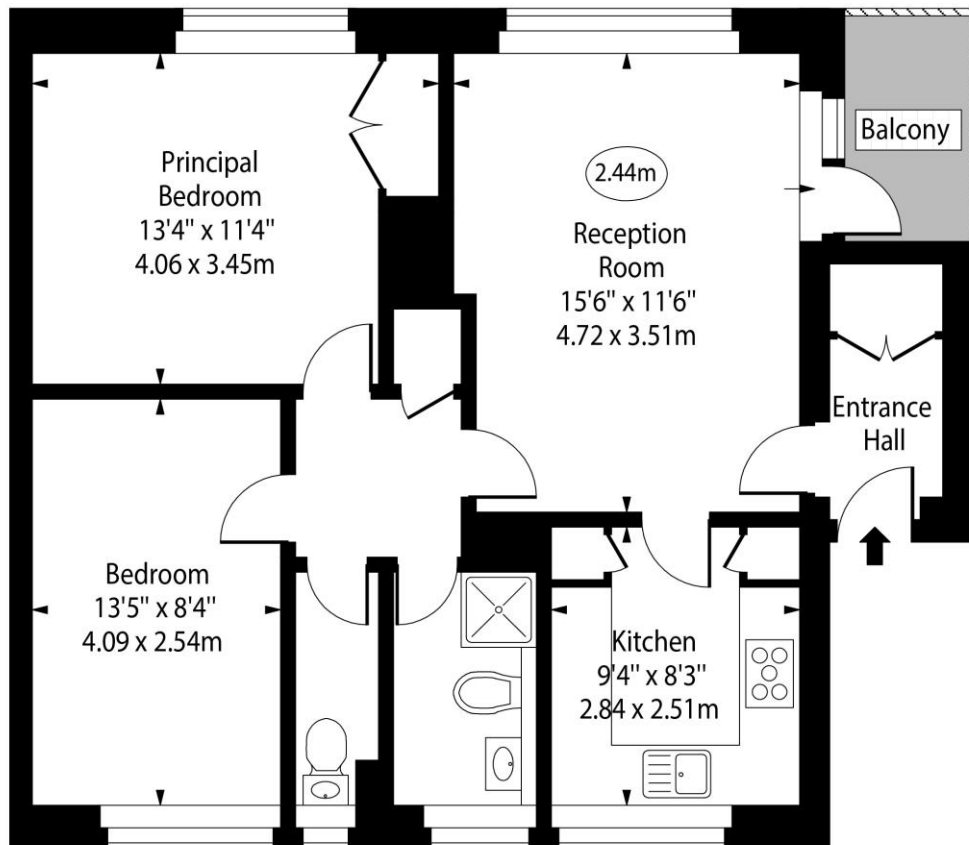
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Elm House,  
East Ferry Road, E14



○ - Ceiling Height



Second Floor

Approx Gross Internal Area      682 Sq Ft - 63.36 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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