



# Arden Crescent

London, E14

Offers in Excess of £285,000

A stunning one bedroom ground floor flat located superbly situated in prime Mudchute, Isle of Dogs which has been recently renovated through-out, and would make for the perfect First Time Buy.

**CHESTERTONS**



# Arden Crescent

## London, E14

- One Bedroom | One One Bathroom
- Close to transport & amenities
- Recently Refurbished
- Offered Chain free
- Mudchute DLR Station 0.6km
- Close to Mudchute Park and Canary Wharf





Arden Crescent is a quiet and sought after development superbly positioned for access that all The Isle of Dogs has to offer, including access to Canary Wharf by foot or by the nearby DLR connection of Mudchute. For those seeking green spaces and plenty of outdoor activities, Mudchute Park, Mudchute Farm and the Docklands Sailing Club are all within a few hundred yards.

Nearby amenities include the 24hr Asda supermarket, Tesco express and local convenience stores. The property benefits from excellent transport links including buses direct to Canary Wharf, and Mudchute DLR station offering rail routes into the City of London.

The property is offered to the market chain free.

**Tenure:** Leasehold 93 years approx. remaining.

**Service Charge:** £2,113 pa. Reviewed Annually.

**Ground Rent:** £100 pa. Doubling every 25 years from the commencement date of the Lease term.

**Local Authority:** Tower Hamlets

**Council Tax Band:** C

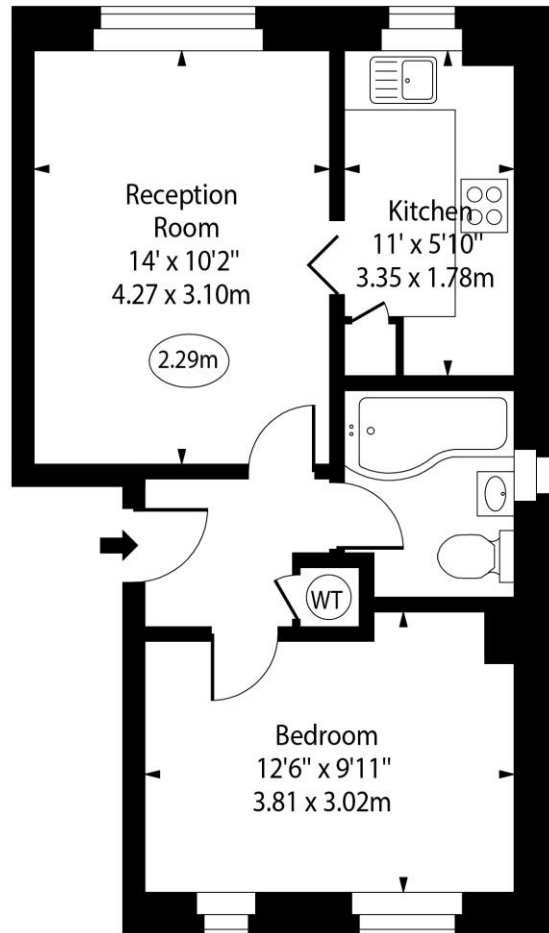
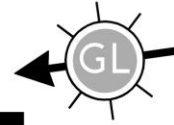
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
 28 Harbour Exchange Square  
 London  
 E14 9GE  
[canarywharf@chestertons.co.uk](mailto:canarywharf@chestertons.co.uk)  
 020 7510 8300  
[chestertons.co.uk](https://www.chestertons.co.uk)

## Arden Crescent, E14

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      408 Sq Ft - 37.90 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 IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 028479K

