



Millharbour

London, E14

Asking Price £425,000

A 5th floor, South-facing 730sq ft 2 bedroom 2 bathroom apartment in the modern, portered 41 Millharbour development, situated in the heart of South Quay, close to Canary Wharf. The property is offered chain-free.

CHESTERTONS



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- 730sq ft 5th floor 2 bedroom 2 bathroom apartment with balcony.
- Bright aspect with all principal rooms South-facing.
- Floor-to-ceiling windows in the reception room.
- Sought-after South Quay location.
- Modern block with 24 hour concierge.
- Offered chain-free.



A 5th floor, South-facing 730sq ft 2 bedroom 2 bathroom apartment in the modern, portered 41 Millharbour development, situated in the heart of South Quay, close to Canary Wharf.

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 offered chain-free.

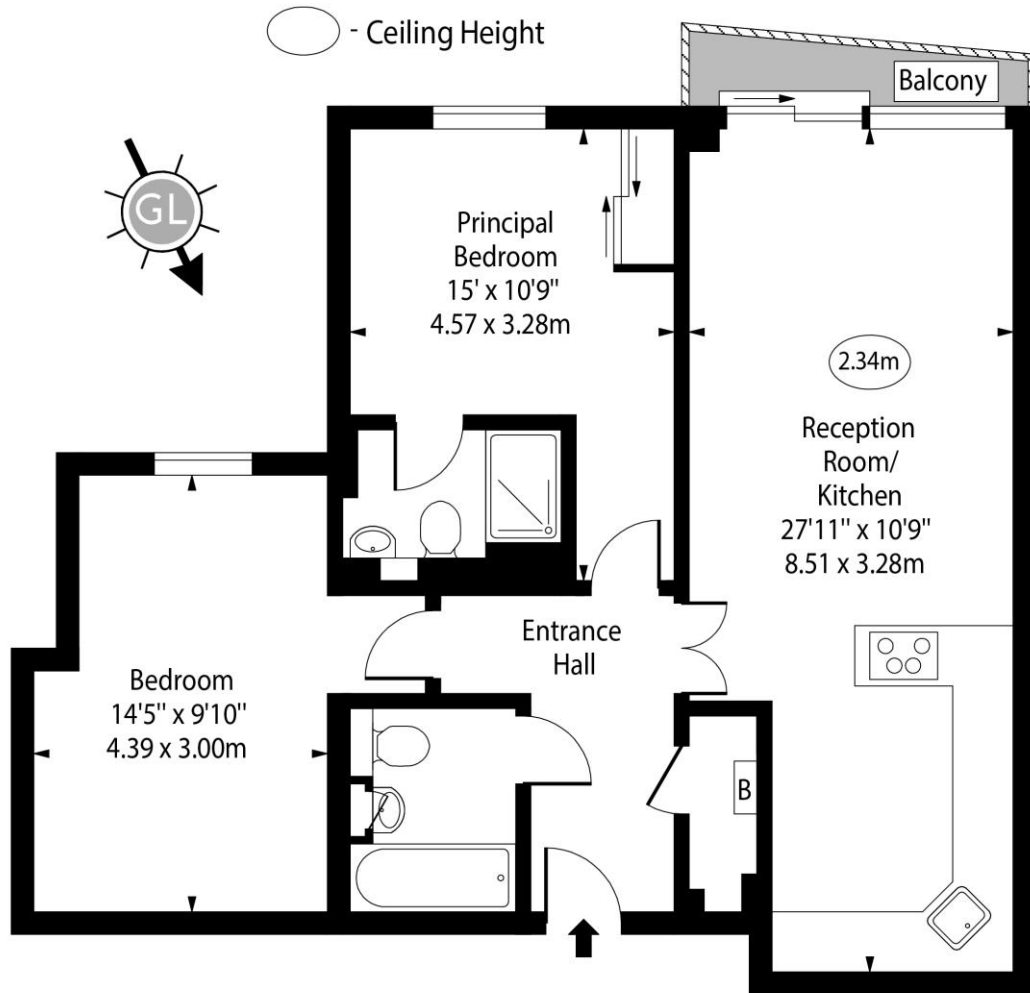
Tenure:	Leasehold – 976 years remaining approx.
Service Charge:	£7,000pa approx.
Ground Rent:	£200pa Subject to review
Local Authority:	Tower Hamlets
Council Tax Band:	E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fifth Floor

Approx Gross Internal Area 730 Sq Ft - 67.82 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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