










## Forge Square, Isle Of Dogs, E14

Asking price **£300,000** | Leasehold



# Forge Square, Isle Of Dogs, E14

-  Studio
-  Balcony
-  0.3 MI Mudchute
-  1 Bathroom
-  Concierge
-  1 Reception
-  Nearby the Thames

A well proportioned studio with a balcony in a modern, gated development on a quiet, residential neighbourhood in the Isle of Dogs. The development has a concierge service and is near to Mudchute DLR station and Masthouse Terrace Pier. The property includes a fitted kitchen, large floor-to-ceiling glazing, wood flooring, a good-sized balcony, separate sleeping area and modern bathroom.

Forge Square is a secure, gated development with concierge services. The property enjoys a great location nearby the river and Thames Path. Next door to the residences is The Gorge, a Grade II listed industrial building and home to Crafts Central. This thriving

creative centre and enterprise is home to studio spaces and a gallery.

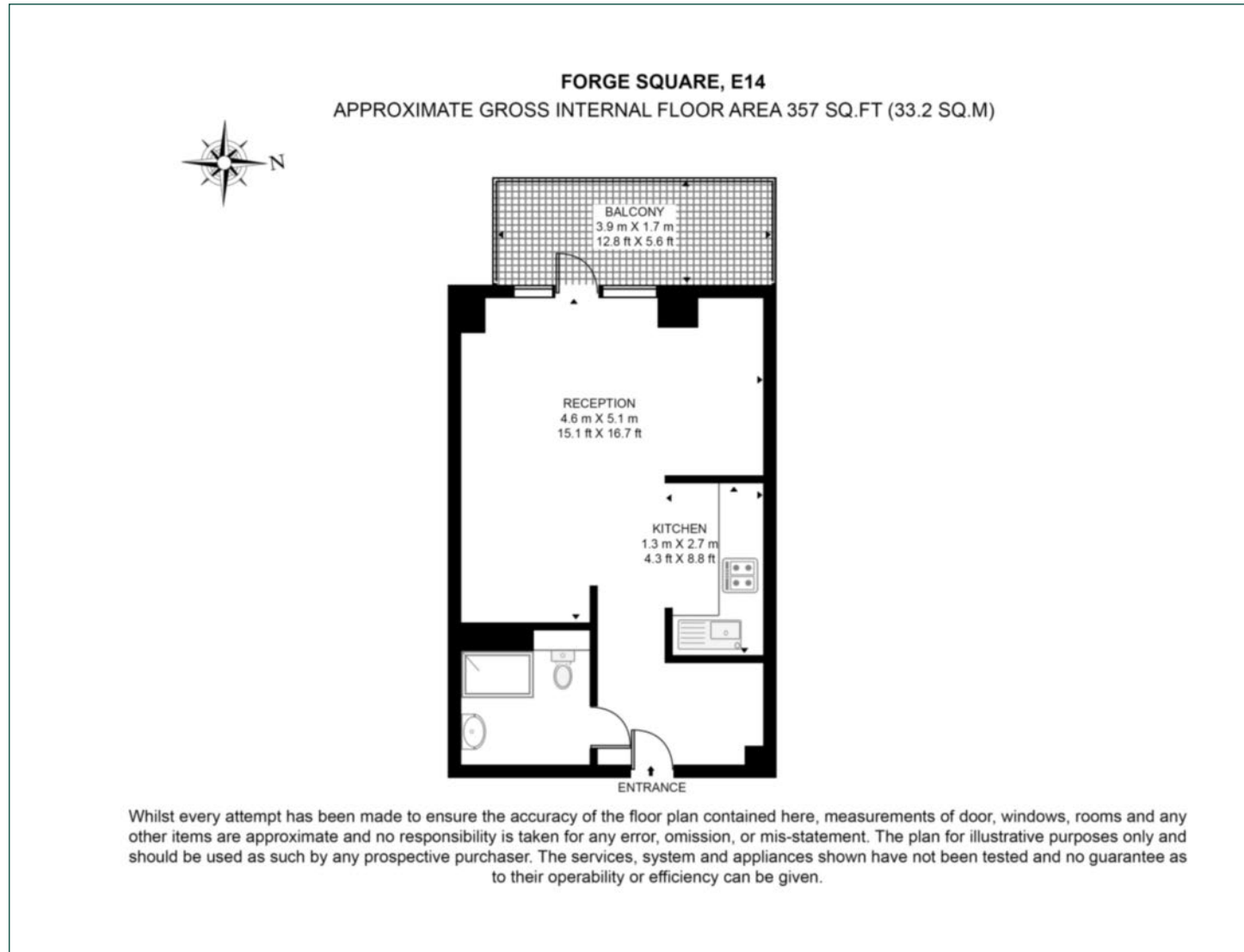
The nearest station is Mudchute DLR which is 0.3 miles away. Local transport includes day and night bus services from a stop on Westferry Road. A short distance from the development, on the north banks of the Thames, is the Masthouse Terrace Pier for river bus services to central London, Canary Wharf, City and Docklands. Regular DLR services run to Canary Wharf for accessing a wealth of amenities and transport links including Jubilee line and Crossrail/Elizabeth line trains.



<b>Tenure:</b>	Leasehold (988 years remaining)	<b>Local Authority:</b>	Tower Hamlets
<b>Ground Rent:</b>	£225 p.a.	<b>Council Tax Band:</b>	C
<b>Service Charge:</b>	£1,100 p.a.	<b>EPC:</b>	B

# Floorplan

357 sq ft | 33.2 sq m



## Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

## Sales

020 7510 8445 | [docklands.sales@chaseevans.co.uk](mailto:docklands.sales@chaseevans.co.uk)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

[chaseevans.com](http://chaseevans.com)