



Horseshoe Close, Isle of Dogs, E14

OIEO **£425,000** | Leasehold



Horseshoe Close, Isle of Dogs, E14



2 Bedrooms



1 Bathroom



1 Reception



2 Balconies



Allocated Parking



Nearby Millwall Park



0.2 MI Island Gardens DLR

This well-presented, delightfully bright two-bedroom property with parking and two balconies is set in a contemporary, quietly positioned development a short distance from Island Garden DLR Station and a stone's throw from the Thames.

The accommodation is well-planned with an ample hallway that runs alongside two bedrooms and the bathroom. Further down the hallway is the reception/living room which gives access to a separate, galley kitchen. The living room is spacious and wonderfully light. It has space for a dining table and chairs and benefits from the dual aspect and access to both balconies. The south-facing balcony offers views of the Thames, and the Canary Wharf cityscape can be seen from the east balcony.

The property features wood flooring in all principal rooms including bedrooms, double glazing, contemporary kitchen cabinetry, modern appliances, and ample wardrobe and storage

space throughout. Horseshoe Close residents benefit from a secure entrance and off-street parking.

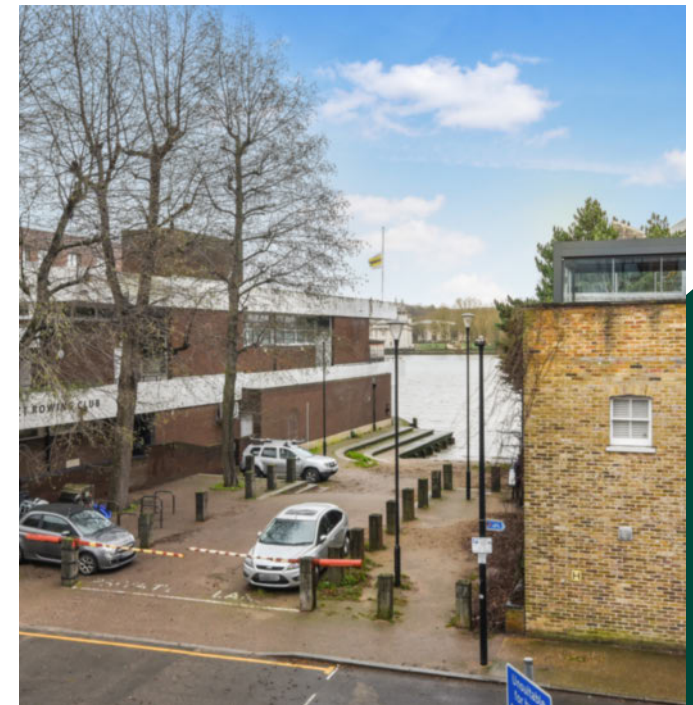
Located in a quiet enclave off Ferry Street, Horseshow Close is near some of the Isle of Dogs' popular sites including the Island Gardens waterfront with the Greenwich Foot Tunnel, Thames Path and Millwall Park and Farm. Manchester Road offers a good range of daily amenities including the Old Millwall Fire Station, home to a popular local dining room.

The nearest station is Island Gardens DLR, a short distance away. Frequent trains run to Canary Wharf (Jubilee Line, DLR and Elizabeth Line), Greenwich and Lewisham. The area is well served by buses 135 (to Canary Wharf, Old Street) and 277 (to Canary Wharf, Mile End, Hackney).

Tenure: Leasehold (89 years remaining) **Local Authority:** Tower Hamlets

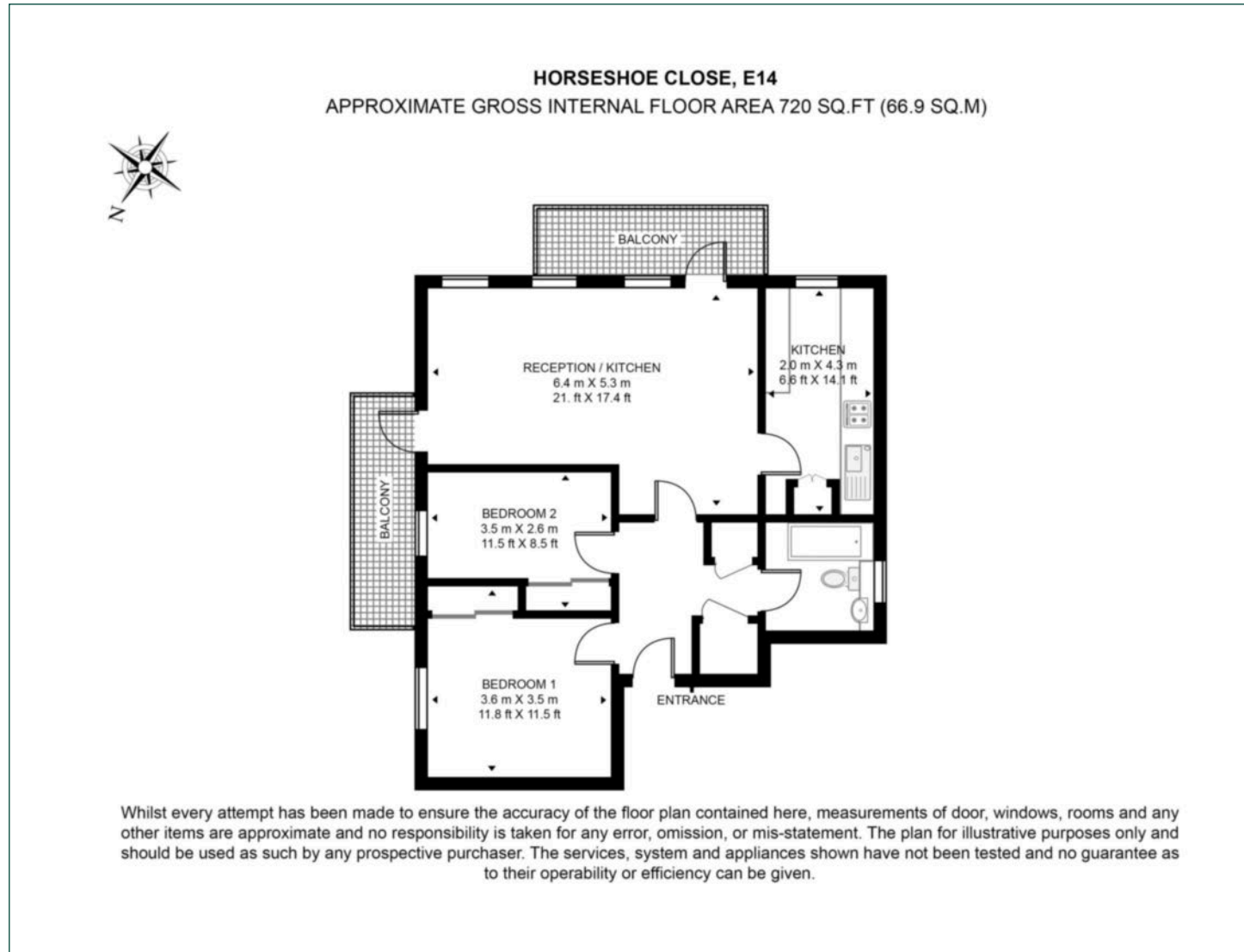
Ground Rent: Approx. £815 p.a. **Council Tax Band:** D

Service Charge: Approx. £1,920 p.a. **EPC:** C



Floorplan

720 sq ft | 66.9 sq m



Docklands

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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.

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