



## Bridgewater House, London City Island, 96 Lookout Lane, Canning Town, E14

Asking price **£360,000** | Leasehold



# Bridgewater House, London City Island, 96 Lookout Lane, Canning Town, E14



Studio



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



Concierge Service



0.1 MI Canning Town

8th floor luxury studio apartment set within Bridgewater House, London City Island E14. Comprising a bright open-plan living area with floor-to-ceiling windows opening up to a 69sq.ft. private balcony and a modern fitted kitchen with integrated appliances and island hob unit. Sizable sleeping area with fitted wardrobe space and modern bathroom suite.

Residents will also have access to several on-site facilities that include a dedicated concierge service, health spa and a gymnasium, treatment rooms, pools and gardens. The development is located a

short distance (10mins walk) from Canning Town Underground and DLR stations providing a valuable transport link for commutes to London City Airport and other key destinations located within the Capital. For example Canary Wharf is commutable in just 3mins from Canning Town Stations via Jubilee Line Services. In future Canary Wharf Station will be a hub for the upcoming high speed Crossrail service.



**Tenure:** Leasehold (991 years remaining) **Local Authority:** Tower Hamlets

**Ground Rent:** TBC **Council Tax Band:** C

**Service Charge:** TBC **EPC:** C

# Floorplan

424 sq ft | 39.4 sq m



Sales

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](https://chaseevans.com)

 Chase Evans