





**£379,995**

**Leasehold**

BRIGHT AND AIRY... Super three double bedroom apartment set within an estate built to mark the Festival of Britain. As such it benefits from lovely communal spaces. The good size reception leads to a westerly facing balcony perfect for that after work drink. The bathroom and separate w.c. are fresh and modern and the kitchen is bright. The apartment benefits from ample storage throughout. A short walk to Westferry DLR, Canary Wharf, the new Elizabeth Line station and the City are easily accessible. Excellent local amenities make this a must see apartment.

# Property Description

## Entrance

Front door leading to hall which opens to all rooms and hall closet, tiled flooring.

## Bedroom 1 9' 6" x 7' 4" (2.89m x 2.23m)

Double glazed window, radiator, tiled floor, currently used as study.

## Bedroom 2 11' 1" x 9' 6" (3.38m x 2.89m)

Two double glazed windows, radiator, carpeted.

## Reception 14' 1" x 11' 5" (4.29m x 3.48m) max

Double glazed window and door leading to balcony with Cityscape views, tiled flooring, radiator.

## Bedroom 3 10' 5" x 10' 4" (3.17m x 3.15m) Max

Double glazed window, carpet, radiator.

## Bathroom

White tiled walls, white bath with power shower over, glass shower screen, white surface mounted sink with built under vanity, chrome wall mounted towel radiator, tiled floor, double glazed window.

## Cloakroom

White w.c. with high level cistern, tiled floor.

## Kitchen 9' 10" x 8' 2" (2.99m x 2.49m) Max

Good selection of wall and bass units, under cupboard lighting, stainless steel sink and drainer with mixer tap, fitted cupboard, plumbing for washing machine, gas point for cooker, space for fridge freezer, part white tiling, double glazed windows, radiator, vinyl flooring.

## Tenure - Service Charge - Ground Rent

LEASEHOLD Lease length - 125 years Years remaining as of 12.06.2021 - 106 years

SERVICE CHARGE £1856.30 from April 2021

GROUND RENT £10 per annum

## Location

This is an excellent location for Canary Wharf, Westferry DLR and the New Cross Rail. The hustle and bustle of Chrisp Street Market, Billingsgate Market & Kerb Food are close by. Close proximity to Bartlett Park, Limehouse Cut, the Thames and easy access to Greenwich provide some much needed tranquillity. Restaurants, Bars, Shops, Cinema & Gym are all easily accessible.

## Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. This is particularly important in relation to any service charges quoted. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order or fit for their purpose. All dimensions are approximate.



Russell House, E14

CAPTURE DATE: 01/06/2021 LASER SCAN POINTS: 2,582,337

GROSS INTERNAL AREA

66.79 sqm / 718.92 sqft

# Alphabet City Listing

<https://tinyurl.com/yggk6r2m>

## Virtual Tour

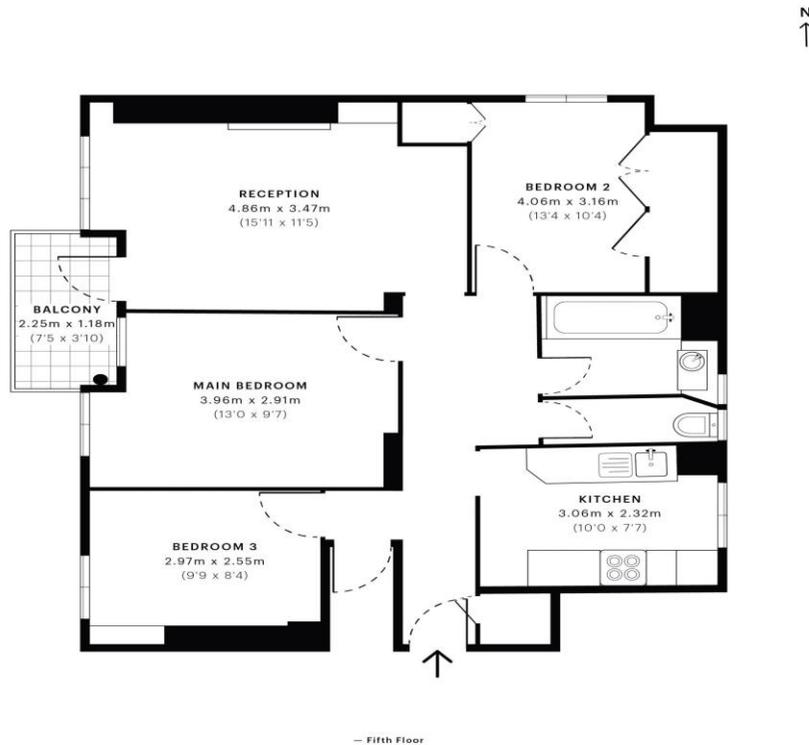
<https://spec.co/properties/60b73fe64390180a25ea5f3d/details>

## EPC Rating

D

## Council Tax Band

B



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
66.79 sqm / 718.92 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
62.31 sqm / 670.70 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.53 sqm / 27.23 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.06 sqm / 754.12 sqft  
IPMS 3C RESIDENTIAL 67.14 sqm / 722.69 sqft  
SPEC ID: 60a39757b5fa310db35ee240

Brought to you by  
Alphabet City  
The Boutique Estate Agent

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. This is particularly important in relation to any service charges or ground rents quoted. We have not tested any apparatus, equipment, fixture, fittings, or service and so cannot verify they are in working order or fit for their purpose. All dimensions are approximate.

49 West India Dock Road, Limehouse, London E14 8HN

alphabetcity.co.uk | 020 7345 9666 | info@alphabetcity.co.uk

