

# Franklyn James



## Chart House, Burrells Wharf Square

Isle of Dogs, London, E14 3TN

Offers In Excess Of £400,000

Bright and spacious duplex apartment, with expansive river views to be enjoyed from a wide private balcony. The apartment boasts six metre high ceilings, oak floors throughout, and is in immaculate condition. This property includes a share of freehold, exclusive underground parking, and onsite concierge service. It is next to the Masthouse Pier with swift boat service to central London, and near the DLR for fast access to Canary Wharf and the City. Situated on the third and fourth floors, the apartment comprises an ample reception area, an open plan kitchen with high quality integrated appliances, a contemporary four piece bathroom, and a master bedroom on the top level. Burrell's Wharf is a grade II listed development with an active community life, rare for most developments in the area. Historic grounds, the river, Mudchute Farm, the DLR, the Greenwich markets, all a short walk away, made of this area one of the best places to live in the UK in 2019, according to The Times.

Lease: 91 years remaining  
Share of freehold  
Ground rent: £10 per year  
Service Charge: £4334 approximately  
Council tax D

- Duplex one bedroom
- Double height ceilings
- Direct river views with private balcony
- Share of freehold
- Underground Parking
- Residents gym and swimming pool
- 24/7 onsite concierge
- No onward chain
- Boat service and DLR
- EWS1 Compliant with A1 rating

Viewing

Please contact our Westferry Sales Office on 02070056080 if you wish to arrange a viewing appointment for this property or require further information.



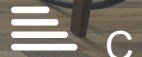
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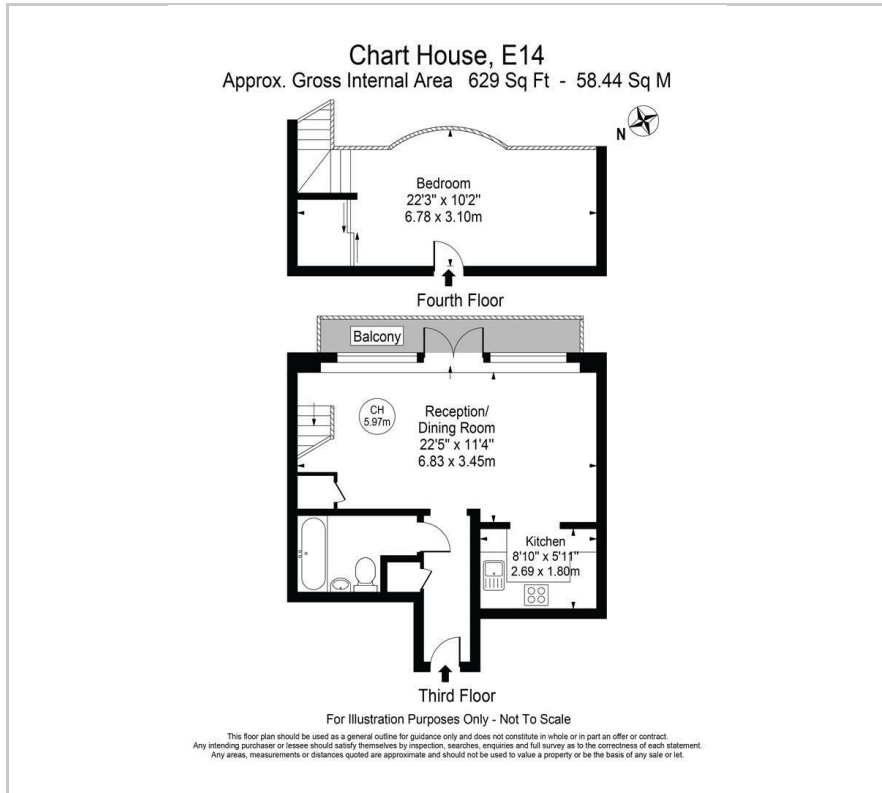


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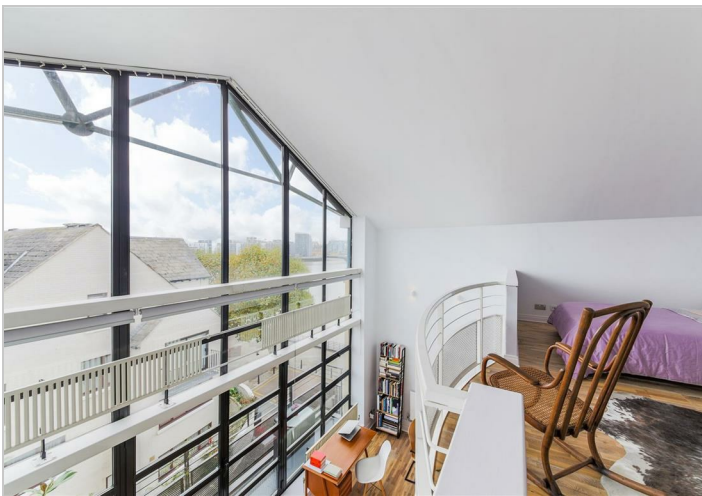
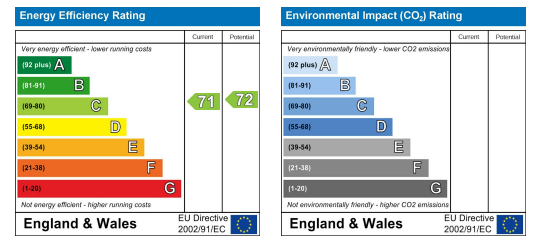
# Floor Plan



# Area Map



# Energy Efficiency Graph



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