



Ashley King

City Tower

3 Limeharbour, E14 9LU

Asking Price Of £735,000

- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- SPACIOUS 350 SQ FT PRIVATE TERRACE
- ALLOCATED PARKING SPACE
- HIGH SPECIFICATION THROUGHOUT
- 24 HRS CONCIERGE
- 1050 SQ LIVING SPACE
- NEWLY FITTED KITCHEN



FULL DESCRIPTION

Well located near to the centre of Canary Wharf, this stylish two bedroomed two bathroom flat offers a modern lifestyle, with 24hrs concierge service, allocated underground parking space and a secure setting on the ninth floor of a popular residential development.

The property comprises:

Hallway:

Entrance through front door, tiled floor with underfloor heating, access to all rooms.

Reception / dining room:

Sizable, bright and airy reception room, with wooden effect flooring and underfloor heating.

Private Terrace:

Measuring circa 350sq ft private terrace, fully decked and offering stunning panoramic views of the River Thames, Canary Wharf and beyond

Kitchen:

Open plan high specification LWK German made to measure kitchen, recently fitted high gloss eye level and base units with ample storage, wall splash back, integrated Siemens appliances which include oven, microwave, ceramic four ring hob, dishwasher, washer, fridge, freezer & CDA under counter wine cooler, the kitchen floor is tiled and comes with underfloor heating,

Master bedroom:

Spacious master Bedroom with access to a en-suite and balcony. Plush carpeted flooring fitted recently, with underfloor heating, neutrally decorated walls, built in sliding wardrobes, recessed ceiling lighting, access to private balcony through french doors.

En-suite:

Access through the master bedroom, three piece modern bathroom suite, wall mounted rain shower, shower screen, tiled walls and walls, underfloor heating, ceiling mounted fan extractor, recessed ceiling lighting.

Second Bedroom:

Bright second double bedroom, plush carpeted flooring throughout, with underfloor heating, neutral decorated walls, built in sliding wardrobes, recessed ceiling lighting

Bathroom:

Access through hallway, three piece modern bathroom suite, wall mounted rain shower, shower screen, tiled walls and walls, underfloor heating, ceiling mounted fan extractor, recessed ceiling lighting.

Location:

City Tower lies moments from Mudchute Park and the Millwall Docks, while a cosmopolitan range of shops and restaurants can be found at the nearby Canary Wharf complex. Crossharbour Station (DLR) is close by and Canary Wharf Underground Station provides the Jubilee line.

Tenure: Leasehold

Lease: 125 YEARS FROM 2007

Ground Rent: £300.00 x 2 pa

Service Charges: Approx. £2300 x 2 pa

Local Authority: Tower Hamlets

Council Tax Band: E

Council Tax: £

Total Sq Ft: 1050 + 350 Sq ft Private Terrace

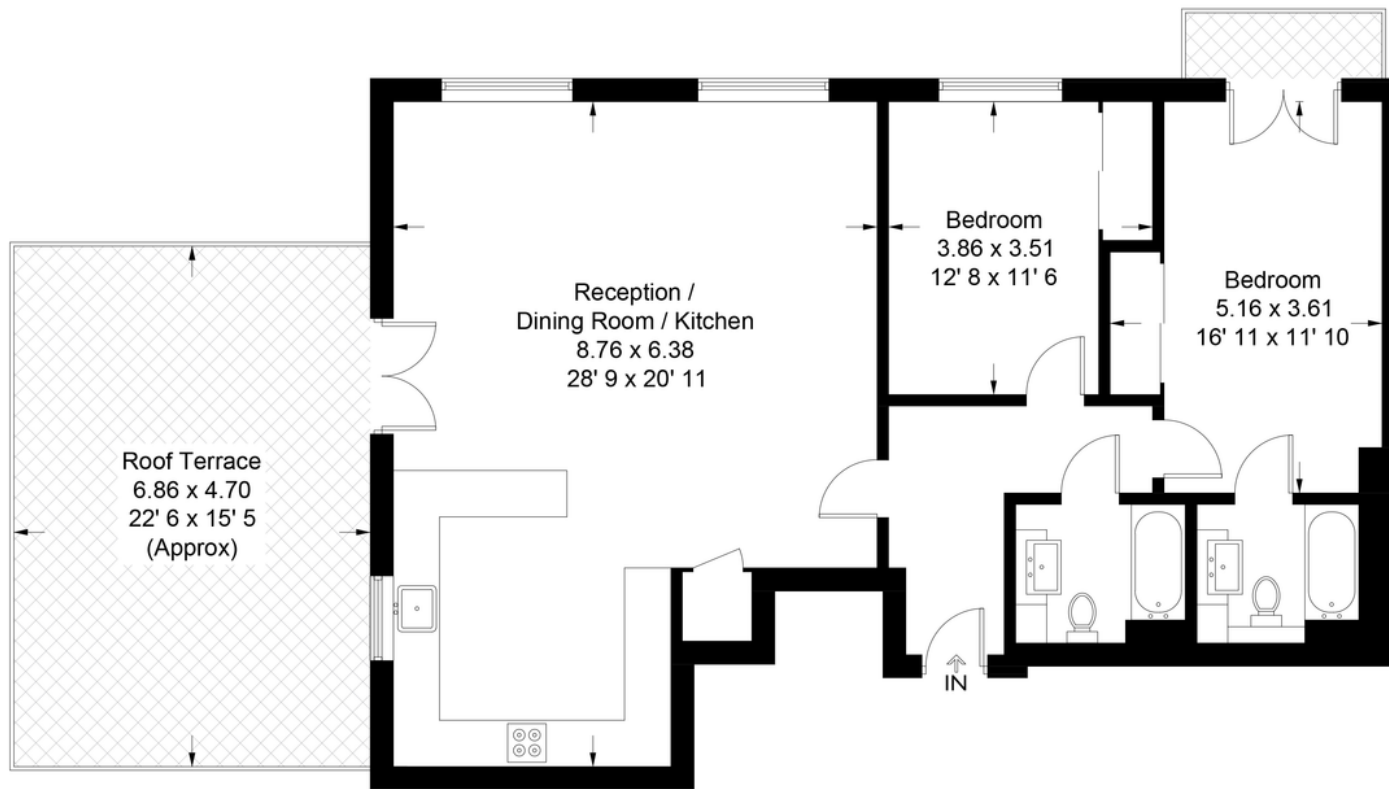
EPC Rating: C

Disclaimer: Ashley King endeavour to advertise accurate representations of properties in descriptions, virtual tours and floor plans, however, they are intended as a guide only and interested parties must satisfy themselves by undertaking a personal inspection.



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Approximate Gross Internal Area = 1052 sq ft / 97.7 sq m



Eighth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

COUNCIL TAX BAND

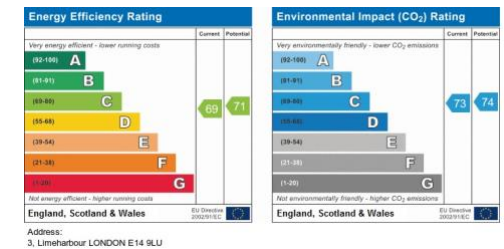
Tax band E

TENURE

Leasehold

LOCAL AUTHORITY

Tower Hamlets London Borough Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements