



## Jardine Road, London, , E1W 3WD

### £475,000

Guide Price £475,000 - £500,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this striking Two Double Bedroom Apartment positioned directly along the River Thames.

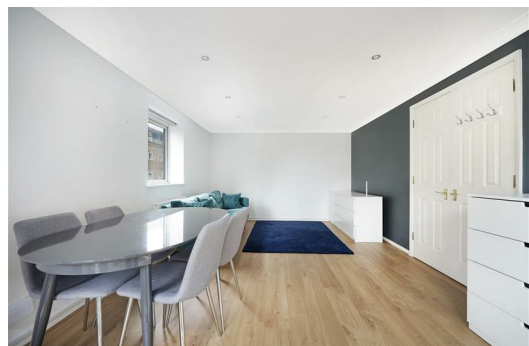
The location is hard to beat — Limehouse DLR is just a short stroll away, connecting you to Canary Wharf, Bank, and beyond in minutes. For weekend leisure, wander down to Limehouse Marina or explore the historic pubs and riverside dining spots along Narrow Street, including the famous The Grapes and The Prospect of Whitby.

Campania Building is positioned within the highly regarded Atlantic Wharf development which benefits from a daytime porter service and secure underground parking.

Internally the property is bright and spacious thought-out with a large reception room which gives you access to the balcony with River views, Separate modern kitchen, Two double bedrooms with bedroom one boasting built in storage for convenience and a contemporary bathroom.

Campania Building is offered to the market on a chain free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.





Reception/Dining  
18'8" x 12'5" (5.7 x 3.8)

Balcony

Kitchen  
9'6" x 6'6" (2.9 x 2.0)

Bedroom One  
12'5" x 10'9" (3.8 x 3.3)

Bedroom Two  
10'2" x 7'10" (3.1 x 2.4)

Bathroom

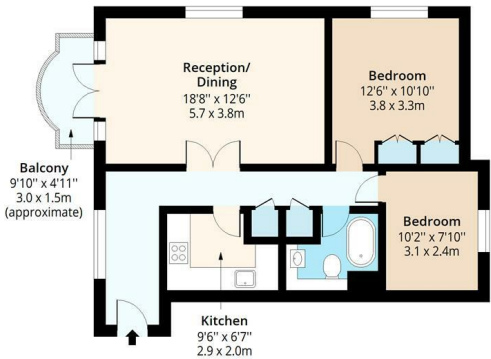
Material Information

Tenure: Share of Freehold  
Length Of Lease: Approx 969 Years remaining  
Annual Ground Rent: £350.00 Per year  
Annual Service Charge: £2,625.68 Per Year  
Council Tax Band: E



Campania Building, E1W

Approx. Gross Internal Area 733 Sq Ft - 68.10 Sq M  
Approx. Gross Balcony Area 35 Sq Ft - 3.25 Sq M



First Floor

Floor Area 733 Sq Ft - 68.10 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/2/2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	