



£595,000

Three Colt Street

London, E14 8AY

The property offers contemporary décor throughout, with solid oak flooring and a fully fitted separate kitchen. The spacious living area opens onto a large balcony with direct views across the River, perfect for relaxing or entertaining.

The apartment includes three good-sized bedrooms and two stylish bathrooms, including one en-suite. It also benefits from secure off-street parking, a 24-hour concierge service, and access to a residents gymnasium. The apartment is offered chain-free and comes with a share of the freehold.

Set in a tranquil location by the river, the development is surrounded by scenic walkways, making it a peaceful retreat. You will also find a range of bars and restaurants nearby, and Canary Wharf is just a short walk away, offering excellent shopping, dining, and business amenities. Transport links are superb, with several bus routes - including 24-hour services - as well as Limehouse and Canary Wharf stations within easy reach, providing quick access to both the City and West End.

This is a fantastic opportunity to secure a beautiful riverside apartment in a prime location. Call now to arrange a viewing.

Tenure: Share of freehold

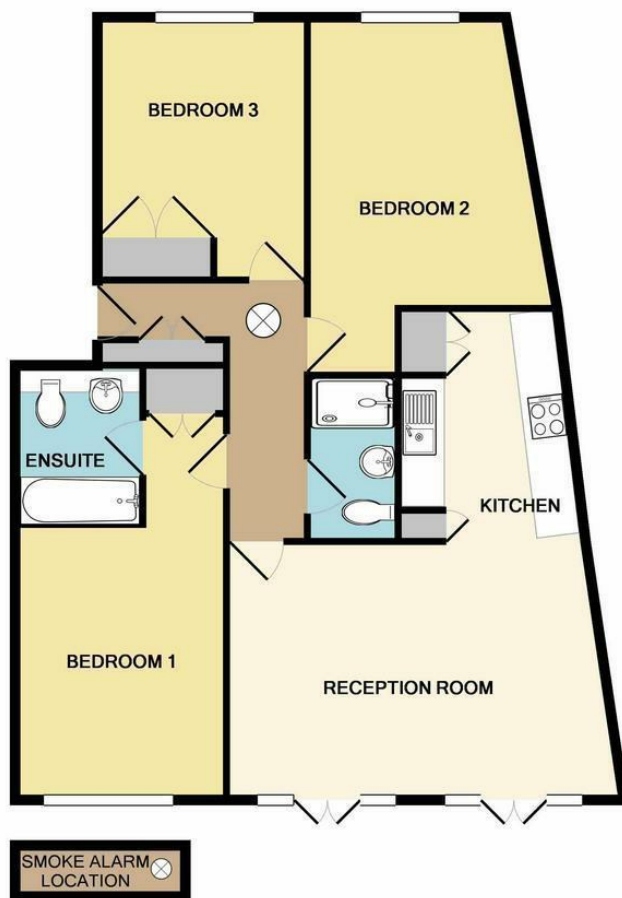
Service Charge: £6,633 per annum

Ground Rent: Zero

Council Tax: Band F







TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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