



Denison House, Lanterns Way, Canary Wharf, E14

Asking price **£450,000** | Leasehold



Denison House, Lanterns Way, Canary Wharf, E14



1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



0.4 MI South Quay

A bright one bedroom apartment set within this modern development in Canary Wharf, located close to Millwall Dock and the local shops and amenities of Millharbour and Canary Wharf. Accommodation spans 632 sq ft and comprises an open-plan kitchen/living room leading out to a private balcony, fitted storage in the hallway, a double bedroom with built-in wardrobes and a bathroom with contemporary fittings. The property features wood flooring, floor-to-ceiling windows and recessed lighting.

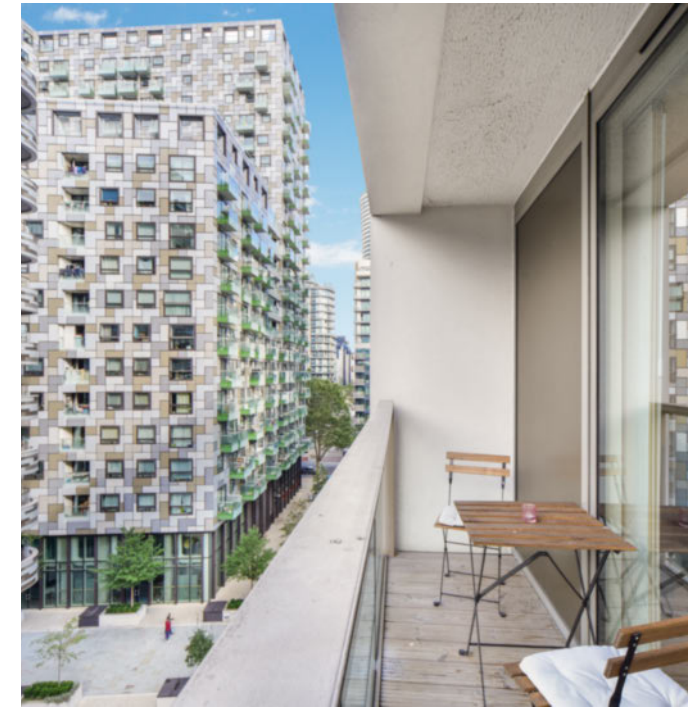
Residents benefit from the gymnasium and a 24-

hour concierge service. Denison House is located close to the shops and amenities of South Quay. Situated just a 7min walk from South Quay DLR station and 12mins from Canary Wharf Underground station. Services currently include DLR and Jubilee line which makes commutes to areas such as Bank achievable in just 14mins and in future will include the high speed Crossrail which will see Tottenham Court Road and Heathrow Airport reached in 11 and 39mins respectively.

Tenure: Leasehold (982 years remaining) **Local Authority:** Tower Hamlets

Ground Rent: £350 p.a. **Council Tax Band:** D

Service Charge: £3,200 p.a. **EPC:** B

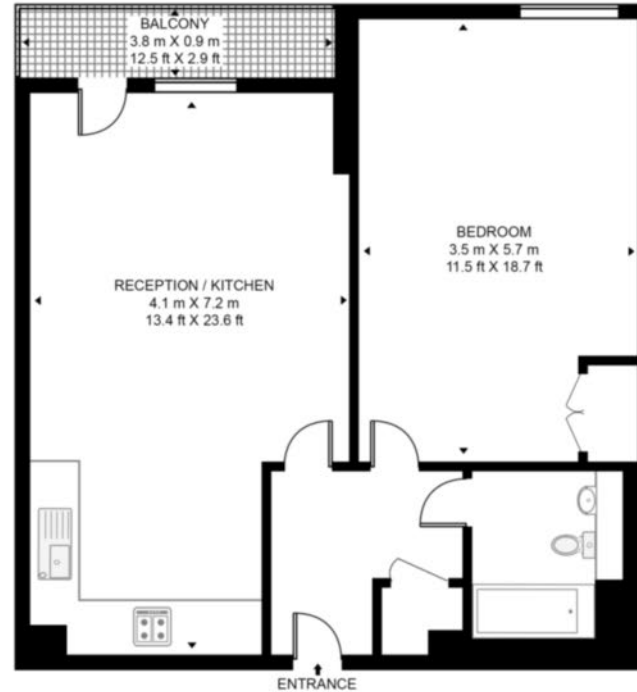


Floorplan

632 sq ft | 58.7 sq m



DENISON HOUSE, E14 APPROXIMATE GROSS INTERNAL FLOOR AREA 632 SQ.FT (58.7 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Pan Peninsula

Pan Peninsula, 1 Millharbour, London, E14 9XP

Sales

020 7536 7901 | panp.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 Chase Evans