



## No. 1 West India Quay, Hertsmere Road, West India Quay, E14

Asking price **£490,000** | Leasehold



# No. 1 West India Quay, Hertsmere Road, West India Quay, E14



1 Bedroom



1 Bathroom



1 Reception



Parking Available



River Views



Local Amenities



24-Hour Concierge



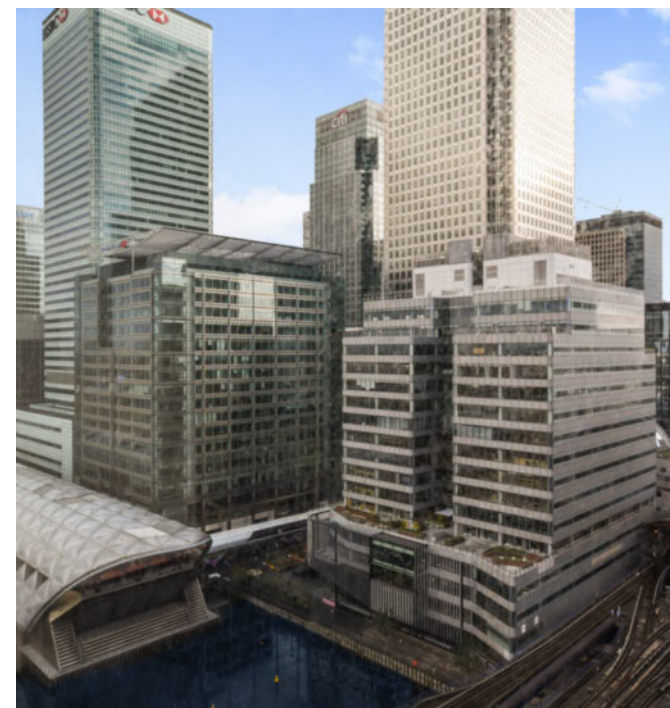
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A one bedroom, one bathroom apartment set within No.1 West India Quay; located close to the heart of Canary Wharf. Accommodation spans 563 sq ft and includes an open plan living room with floor to ceiling glazing providing views over North Dock and Canary Wharf, fitted kitchen with integrated appliances, wood flooring, fitted bedroom wardrobe space, tiled bathroom décor.

Residents also have access to a 24-hour concierge service and a lifts within the building. West India Quay overlooks the tranquil North Dock basin and is located at the end of West India Promenade, an

attractive heritage area featuring converted Victorian warehouses with a fine selection of bars and restaurants on the ground floor level.

The apartment is also very close to a wide range of amenities and attractions at Crossrail Place, Cabot Square and Jubilee Park. The closest station is West India Quay DLR - just under 250 ft away. Elizabeth Line services and Canary Wharf Underground Station are also within walking distance.



**Tenure:** Leasehold

**Local Authority:** Tower Hamlets

**Ground Rent:** £700 p.a.

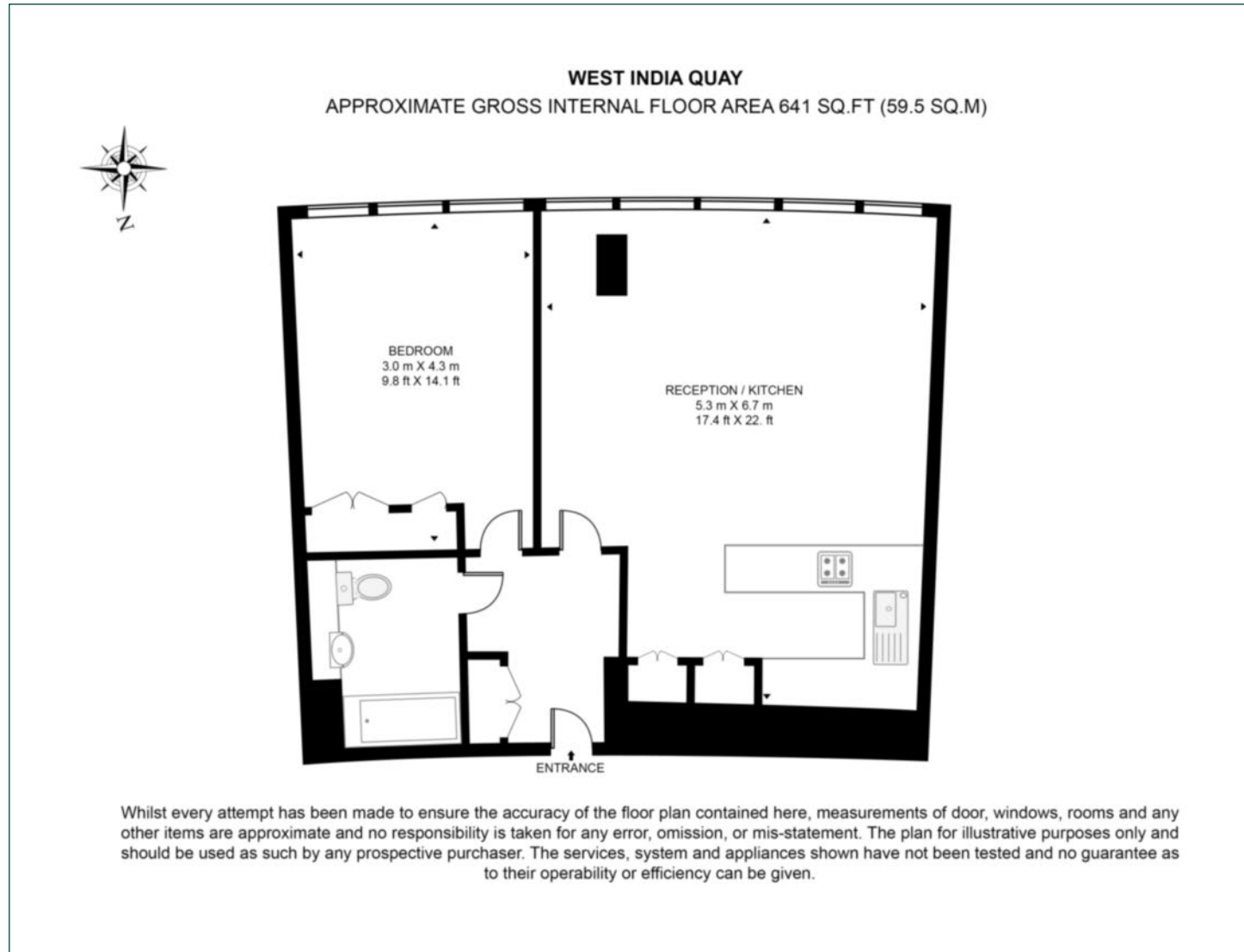
**Council Tax Band:** F

**Service Charge:** £8,340 p.a.

**EPC:** B

# Floorplan

641 sq ft | 59 sq m



## Pan Peninsula

Pan Peninsula, 1 Millharbour, London, E14 9XP

## Sales

020 7536 7901 | [panp.sales@chaseevans.com](mailto: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.

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