

## Elite House, London, E14 7PT

- Luxury two-story maisonette
- Two bathrooms & Ground floor toilet
- Private Patio and Balcony
- Open plan living room
- 24-hour concierge service
- Three bedrooms
- Ideal BTL Investment
- 986 years left on the lease
- Viewing Advised
- CCTV security

**Offers In Excess Of £520,000**

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# Elite House, London, E14 7PT

## DESCRIPTION

\*360 Virtual Tour Available\*

\*Ideal BTL Investment\*

Hunters Tower Bridge are pleased to present this three-bedroom, two-floor maisonette completed in December 2016 in Limehouse, E14 7PT.

This newly built property has three double bedrooms. The master bedroom has an en-suite, and bedroom 2 has access to a private balcony.

The apartment has been finished to a very high standard, including oak flooring and a fully applaniced kitchen. The open-plan kitchen/reception also gives access to a private patio with views of the communal gardens. There is also a roof garden available for residents.

The main en-suite, ground floor W.C and first-floor shower room, are all finished to a high spec in neutral colours of beige and white.

This property benefits from a 24-hour concierge service and CCTV security.

Completed in December 2016

986 years left on the lease

Service charge £4,400.00

Ground rent £500.00

For excellent transport links into Central London, the City and Canary Wharf, Westferry Station is nearby.

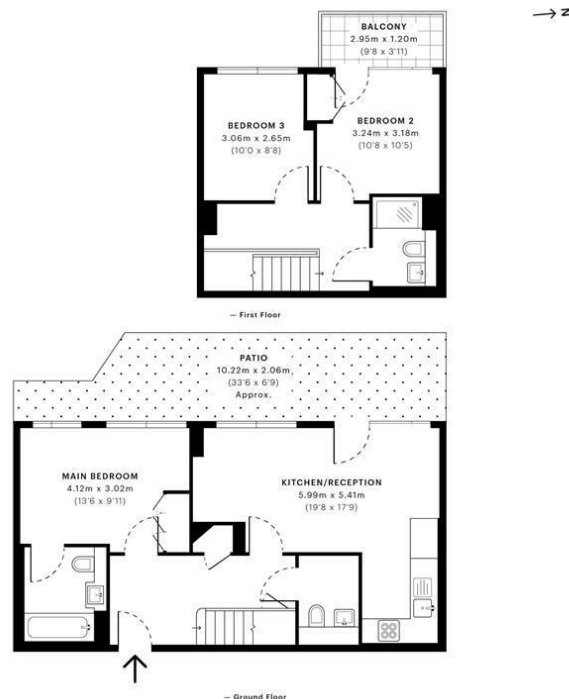
Based in Limehouse, with easy access to the shops, restaurants, bars, and all the other amenities the area offers, this properties location also benefits from being close to Limehouse Basin and local canals such as the River Lee.

Other social areas such as trendy Shoreditch and London Bridge are just a few stops away, and both the Underground and the DLR can be taken directly into Central London to enjoy the arts and culture.









GROSS INTERNAL AREA (GIA) The footprint of the property 83.03 sqm / 893.73 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features includes mezzanine, restricted head heights 76.32 sqm / 821.50 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 3.50 sqm / 376.7 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft
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spec Verified	RICS Certified Property Measurement	Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.	IPWS 3B RESIDENTIAL: 85.58 sqm / 920.88 sqft IPWS 3C RESIDENTIAL: 82.13 sqm / 884.04 sqft spec id: 60e32ba0c9f10dedd18fde
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

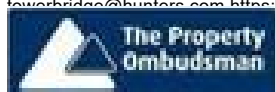
## Viewing

Please contact our Hunters Tower Bridge Office on 020 8168 5555 if you wish to arrange a viewing appointment for this property or require further information.

Unit 1 Telfords Yard, London, E1W 2BQ

Tel: 020 8168 5555 Email:

towerbridge@hunters.com <https://www.hunters.com>



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