



Guthridge Close, E14

£470,000

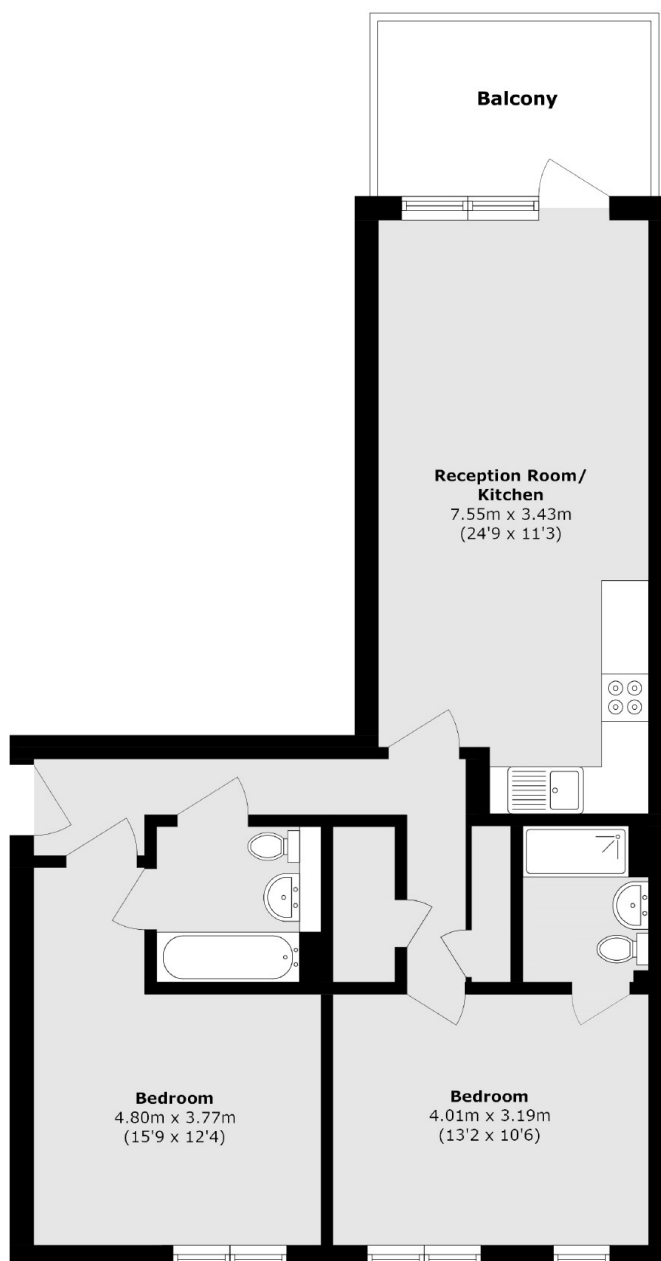
This modern top-floor home features two spacious, canal-side bedrooms, each with en suite bathrooms, and is set within a gated development. The property benefits from a secure entrance corridor shared with just one other residence and a south-facing balcony with views of Canary Wharf overlooking a private courtyard. It comes with a long lease, share of freehold, a passed EWS1 form, and is offered chain-free. On-street parking permits are available. Conveniently located 0.4 miles from Langdon Park DLR and 0.6 miles from Westferry DLR, it offers excellent links to the City (30 minutes) and Canary Wharf (20 minutes). Positioned beside Bartlett Park, which hosts weekend markets, and a tranquil canal offering scenic walks to Limehouse Harbour and Hackney Wick, the home is also within a 30-minute walk of Victoria Park and Canary Wharf.

Guthridge Close is just 0.4 miles from Langdon Park DLR station offering great links into the City and Canary Wharf.

Features

- Long Lease
- Private Balcony
- Gated Development
- EWS1 Form - B1
- Chain Free
- Purchasing Into Freehold

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Total area (approx.): 71.7 sq. m (771.7 sq. ft)

Balcony area (approx.): 7.7sq. m (82.8 sq. ft)

Dexters

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E14 8JH

Sales
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Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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