



Basin Approach,
Limehouse, E14

£940,000, Leasehold

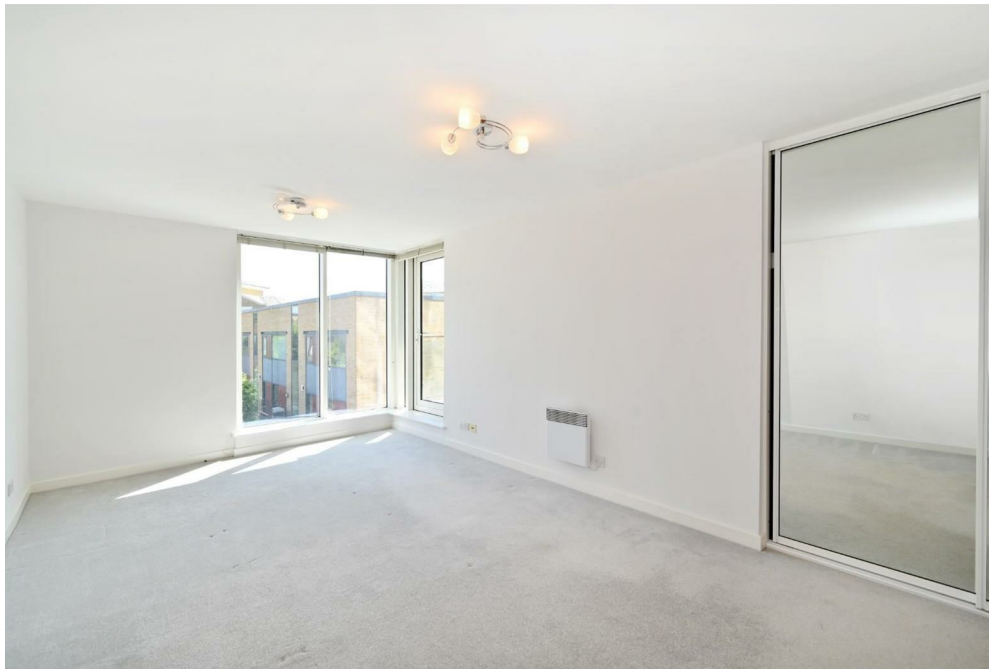
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Description

A large (1,167sqft/108sqm), exceptionally light and airy 2 bedroom, 2 bathroom apartment with beautiful views over Limehouse Basin. Two balconies and floor to ceiling windows compliment this second floor property and the building benefits from 24 hour porterage. Comprising a 29ft/9m reception room; semi open plan kitchen with full size dishwasher & washer dryer; large 18.6ft/5.64m principle bedroom with built in wardrobes & ensuite bathroom; a second sizeable double bedroom and family shower room. The reception and bedrooms all have direct access to south and west facing balconies. Pet friendly development.

Limehouse DLR is a 2 minute walk, taking you into the City in about 15 minutes. Canary Wharf is a lovely 10 minute walk along the picturesque River Thames Path. A wealth of shops, restaurants, gym and leisure facilities are to be found in this tranquil neighbourhood.

EPC Rating: D Tower Hamlets Council Tax: Band F

Key Features

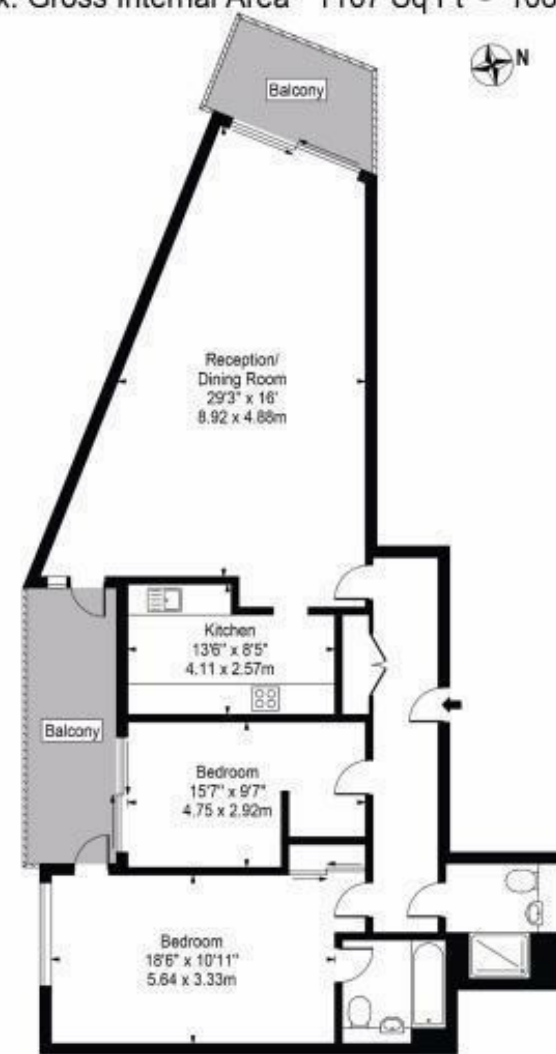
- MARINA VIEWS
- 2 BALCONIES
- LIFT
- PET FRIENDLY
- 24 HOUR CONCIERGE
- UNDERGROUND CAR PARK SPACE
- FLOOR TO CEILING WINDOWS
- SOUTH FACING

Terms

Approximately 174 year lease remaining. Ground Rent £150 p.a.

Basin Approach

Approx. Gross Internal Area 1167 Sq Ft - 108.42 Sq M



Second Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.