



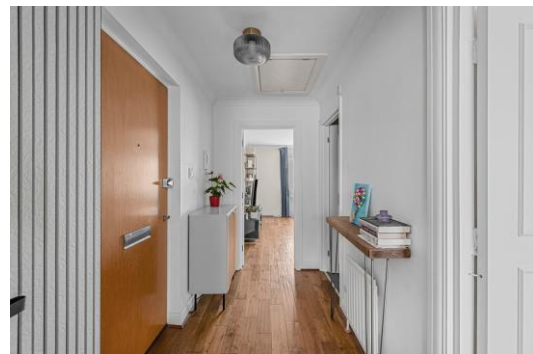
Compass Point

5 Grenade Street, E14

Offers In Excess of £325,000

A beautifully presented 1 bedroom apartment offering contemporary living within easy reach of Canary Wharf.

CHESTERTONS



Compass Point

5 Grenade Street, E14

- 1 Bedroom | 1 Bathroom.
- Approximately 554 sq.ft of Internal Living Space.
- Modern fitted kitchen with integrated appliances.
- Ample storage including attic.
- East/west facing windows.
- Secure entry system.
- Secure & allocated parking space.
- Walking distance to Canary Wharf & Westferry DLR station.
- Excellent transport links via DLR, Jubilee Line, Elizabeth Line.



Compass Point is a sought-after residential development benefiting from secure entry and a convenient location moments from an excellent selection of local amenities.

Finished to a high standard throughout, the property features attractive wooden flooring, crisp white walls and a modern, neutral décor, creating a bright and welcoming living environment ready for immediate occupation.

Residents can enjoy easy access to a wide range of shops, supermarkets, cafés, bars and restaurants, together with leisure facilities, riverside walks along the Thames and nearby green spaces including Bartlett Park.

The property is exceptionally well connected, with Westferry DLR Station just a short walk away, providing direct links to Bank, Stratford and London City Airport. Canary Wharf is also within walking distance, offering access to the Jubilee Line and Elizabeth Line, with fast connections across Central London, the West End, Paddington and Heathrow Airport. A number of local bus routes and excellent road links further enhance connectivity, making this an ideal base for commuters.

Tenure: Leasehold 970 years approx. remaining.

Service Charge: £2,560 pa approx.

Ground Rent: £50 pa

Local Authority: Tower Hamlets

Council Tax Band: C

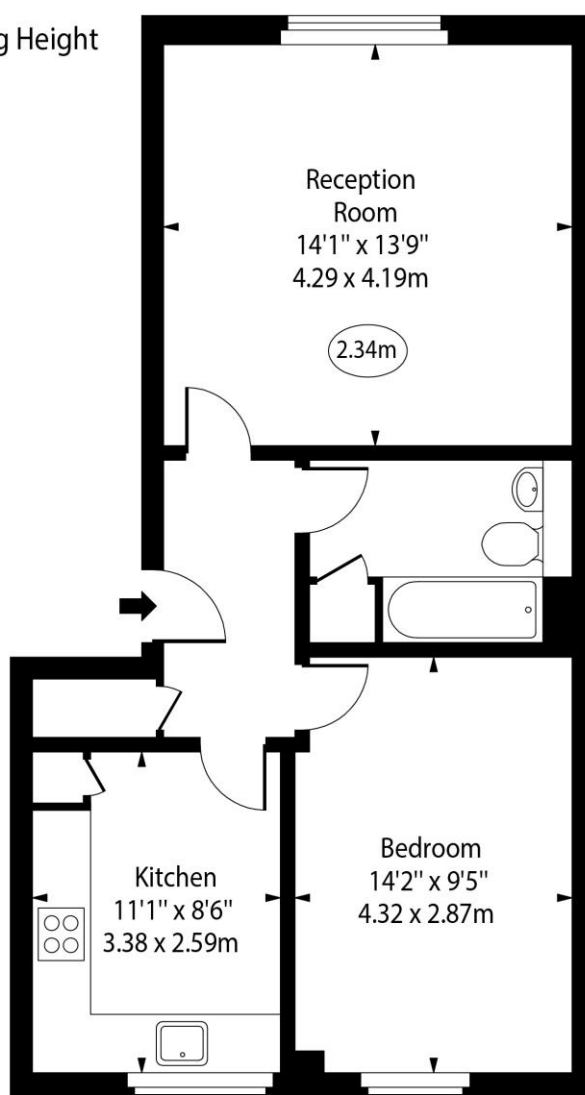
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

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Compass Point, Grenade Street, E14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 554 Sq Ft - 51.47 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 031943E

