



# Manchester Road

London, E14

Asking Price £600,000

A 1016sq ft 11th floor 2 bedroom 2 bathroom apartment with direct river & O2 Centre views in Tower 1 of the award-winning Pierhead Lock development. The property benefits from a convenient location close to South Quay DLR station. 3 secure, allocated parking spaces. Offered chain-free.

**CHESTERTONS**



# Manchester Road

London, E14

- 1016sq ft 11th floor 2 bedroom 2 bathroom sub-penthouse apartment.
- Spectacular, close & direct river views, & views of the O2 Centre, & towards Canary Wharf.
- 500 metres from South Quay DLR station.
- 200 metres from Wood Wharf - the Canary Wharf Estate.
- Daytime concierge; 3 secure parking spaces included.
- A1-rated EWS1 form; offered chain-free.



A 1016sq ft 11th floor 2 bedroom 2 bathroom sub-penthouse apartment with direct river & O2 Centre views in Tower 1 of the award-winning Pierhead Lock development. The property boasts majestic, sweeping views of The River Thames, O2 Centre, & towards Canary Wharf from its vantage point just below the penthouse.

The development benefits from daytime portorage, & a convenient location 500m from South Quay DLR station.

Pierhead Lock won an award for its art deco architecture when built in 1999, & boasts a prominent location at the Northern end of the Isle of Dogs, being located less than 200m from the 8.9 acre Wood Wharf site which is currently being developed by Canary Wharf Group. When completed (est. 2027) the site will offer 1.9million sq ft of offices, 275,000sq ft of retail space, & over 3200 new homes. Also nearby is the Gun gastro-pub / restaurant on historic Coldharbour.

The development benefits from an A1-rated EWS1, having recently been upgraded to the latest fire safety standards. 3 secure parking spaces are included, & the property is offered chain-free.

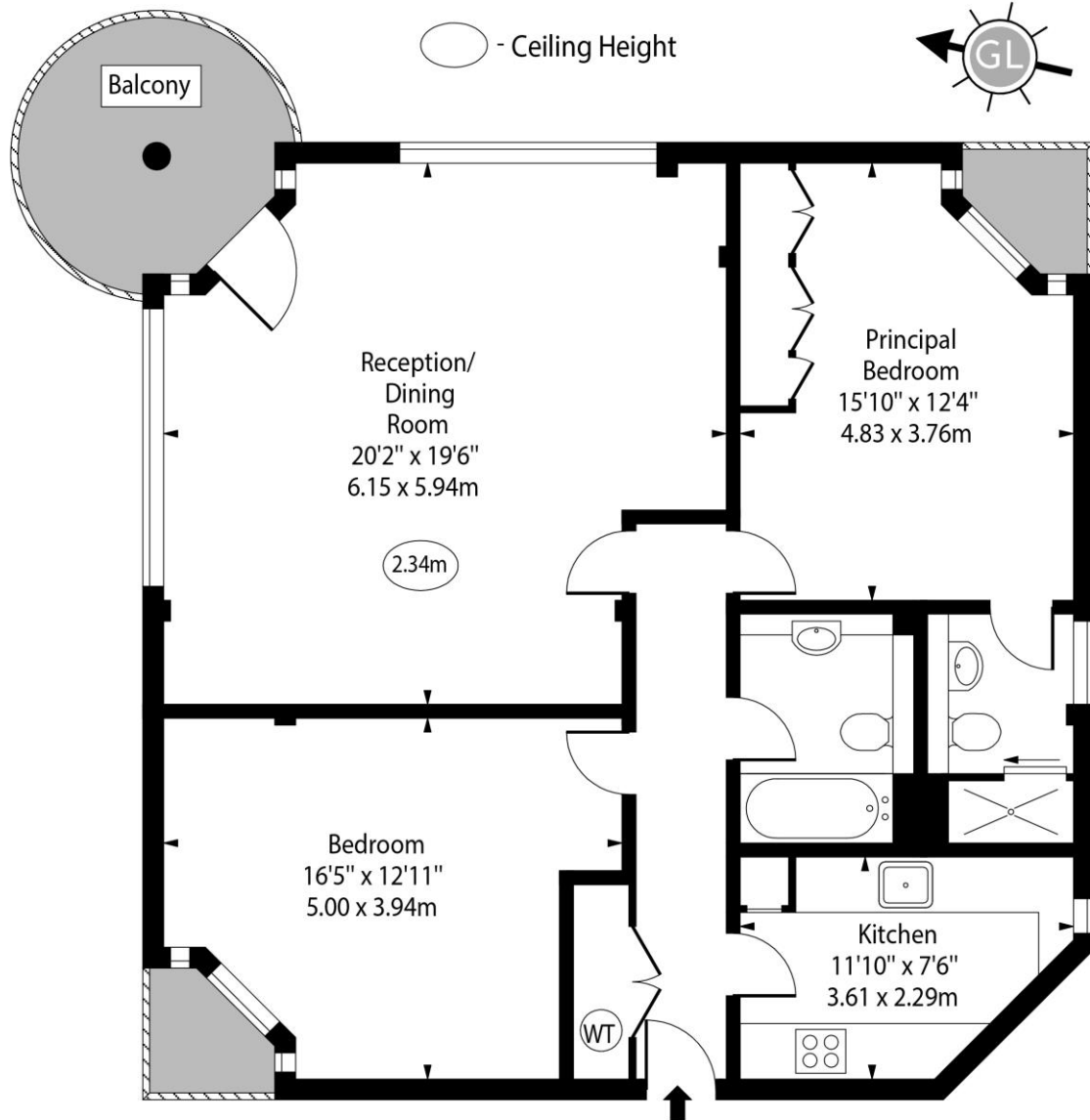
**Tenure:** Leasehold – 969 years remaining approx.  
**Service Charge:** £7,680pa approx  
**Ground Rent:** £430pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chestertons Canary Wharf & Greenwich Sales

Harbour Island  
 28 Harbour Exchange Square  
 London  
 E14 9GE  
 canarywharf@chestertons.co.uk  
 020 7510 8300  
 chestertons.co.uk

Pierhead Lock,  
Manchester Road, E14



Eleventh Floor

Approx Gross Internal Area 1016 Sq Ft - 94.39 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](http://www.goldlens.co.uk)  
Ref. No. 031395K