

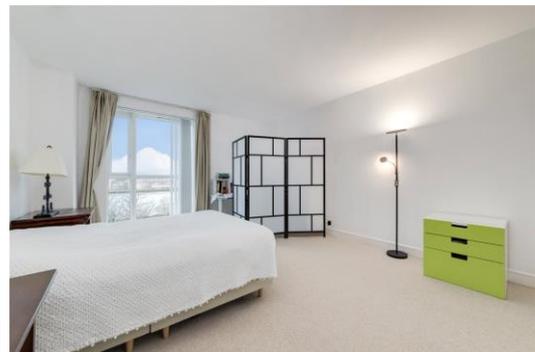


Eaton House

38 Westferry Circus, E14

Offers in Excess of £700,000

The apartment boasts 2 double bedrooms, 2 bathrooms, large reception room, balcony and parking. The development benefits from a 24 hour porter and is within close proximity to Canary Wharf transport and amenities.



Eaton House

38 Westferry Circus, E14

- Canary Riverside Development
- 2 bedrooms 2 bathrooms circa 1280 sqft
- Amazing location close to Canary Wharf Square shopping Centre, Virgin Active
- Canary Wharf DLR, Underground, Ferry Terminal and Elizabeth Line all walking distance
- 24 hour porter/Concierge
- River views
- Parking space
- Lease :999 years less 3 days from 28 May 1997
- Ground rent - Peppercorn
- Service Charge - £5692.60 per 6 months for the Apartment
- Service Charge - £1001,93 per 6 months for Parking space



An amazing two double bedroom apartment in this desirable development, Canary Riverside. The apartment boasts river views 2 double bedrooms, 2 bathrooms, large reception room, balcony and secure allocated parking.

Canary Riverside was the first residential building on the Canary Wharf estate and therefore benefits from a superb location very close to the Canary Wharf business district & the bars & restaurants of Canary Wharf. Additionally there are exceptional transport links close by, including: Canary Wharf Jubilee Line station, Canary Wharf Elizabeth Line, Westferry DLR station & Canary Wharf Pier for Thames Clipper service to central London.

Canary Riverside is one of the most prestigious residential developments in the Canary Wharf area with secure 24 hour site security & daytime concierge service within each of its 4 blocks.

Tenure: Leasehold – 973 years remaining approx.
Service Charge: £11,400pa approx. Parking space also has a service charge of £2,003.86 pa approx
Ground Rent: Peppercorn
Local Authority: Tower Hamlets
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		
(91-93)	B	85	85
(81-91)	C		
(69-81)	D		
(55-69)	E		
(39-55)	F		
(21-39)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

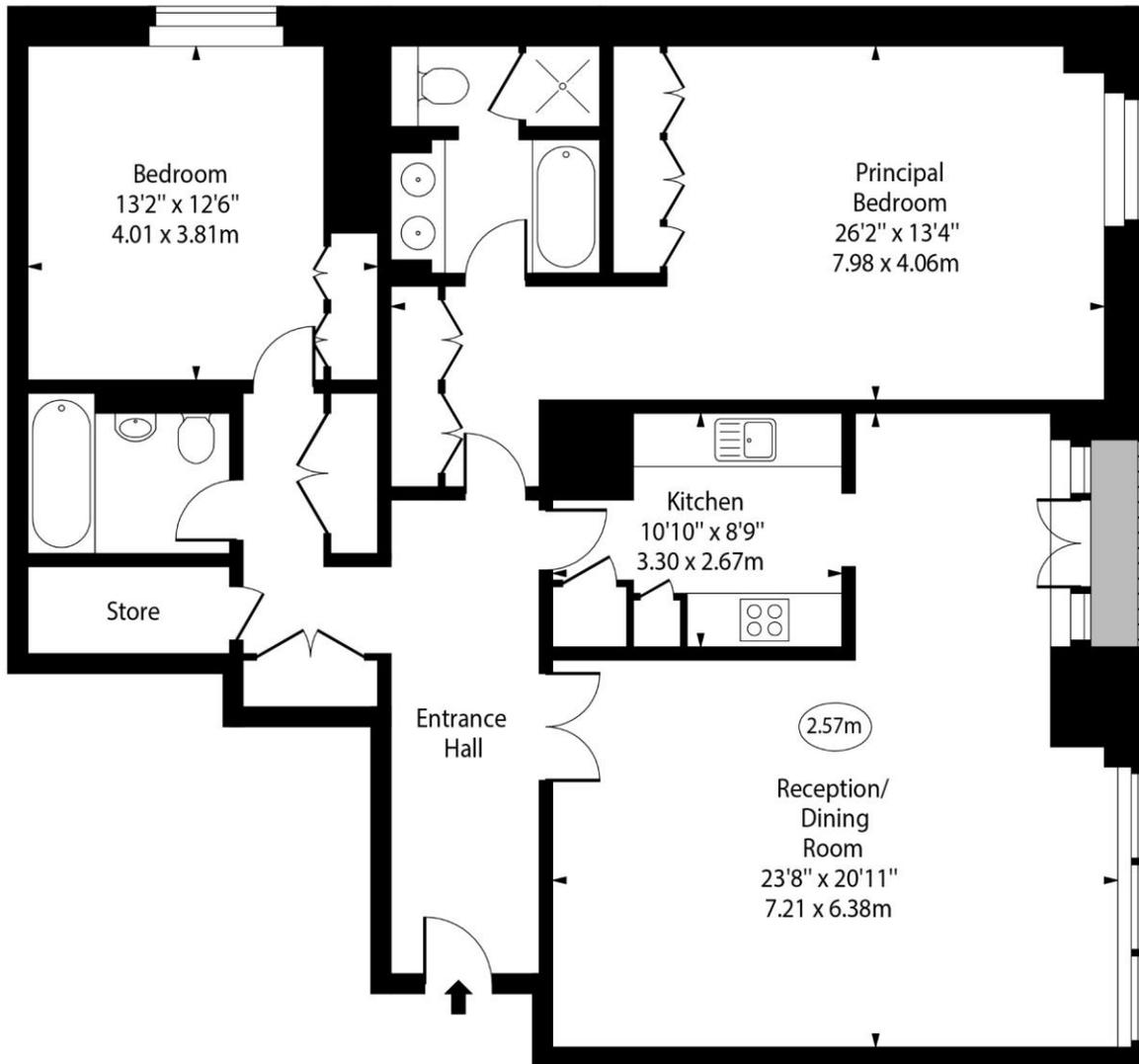
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Eaton House,
Westferry Circus, E14



○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1280 Sq Ft - 118.91 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 020196K

