



Watkins House

Manchester Road, E14

Asking Price £250,000

A presentable 1-bedroom apartment set within a popular residential development on Manchester Road, E14. This bright and inviting home offers good sized rooms throughout, enhanced by wooden flooring across the entire apartment.

CHESTERTONS



Watkins House

Manchester Road, E14

- 1 Bedroom | 1 Bathroom
- 377 sq. ft Internal Living Space
- Porter available
- On Road Parking (Permits available)
- Front garden included



A well-presented and spacious apartment set within a popular residential development on Manchester Road, E14. This bright and inviting home offers good sized rooms throughout, enhanced by wooden flooring across the entire apartment, creating a modern and cohesive feel.

The property features a generous reception area ideal for both relaxing and entertaining, alongside a contemporary kitchen fitted with integrated appliances, providing both style and functionality. The layout is well-proportioned, making it an excellent choice for first-time buyers, professionals or investors.

Ideally located in the heart of the Isle of Dogs, the property benefits from a wide range of local amenities including supermarkets, cafés and restaurants, while Canary Wharf is within easy reach offering an extensive selection of shops, bars and eateries. For those who enjoy outdoor space, nearby Island Gardens and riverside walks provide a perfect retreat.

Transport links are excellent, with Crossharbour DLR station just a short walk away, offering quick and easy access into Canary Wharf, the City and beyond. Multiple bus routes also serve the area, ensuring convenient connections across London.

Tenure: Leasehold 82 years approx. remaining.

Service Charge: TBC

Ground Rent: £10 (Paid on the first day of April in every year)

Local Authority: Tower Hamlets

Council Tax Band: B

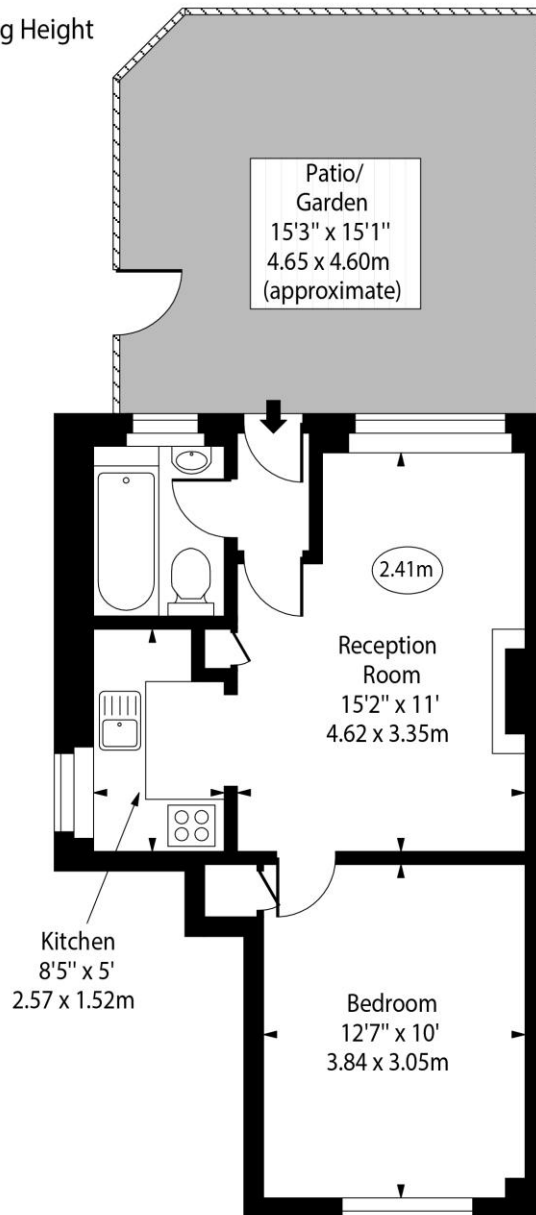
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Watkins House,
Manchester Road, E14

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 394 Sq Ft - 36.60 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.

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