



41 Millharbour, London, E14 9NA

£395,000

2 2

Situated on the 5th floor, this approximately 710 sq ft apartment offers an inviting semi-open plan reception and kitchen area, bathed in natural light from floor-to-ceiling windows. A glazed door seamlessly connects the living space to a private balcony, offering partial dock views – perfect for unwinding. The modern kitchen is well-appointed with ample worktop space and integrated appliances.

Floor Area

720 sq. ft.

Tenure

Leasehold

Service Charge

£6503.32 per annum

Ground Rent

£200 per annum

- TWO BEDROOM APARTMENT
- 24HRS CONCIERGE & COMMUNAL AREAS
- SITUATED ON THE 5TH FLOOR
- SERVICE CHARGES INC HEATING AND HOTWATER
- OFFERED CHAIN FREE
- PRIVATE BALCONY
- TWO BATHROOMS
- APPROX 710 SQ FEET LIVING AREA
- EPC RATING B



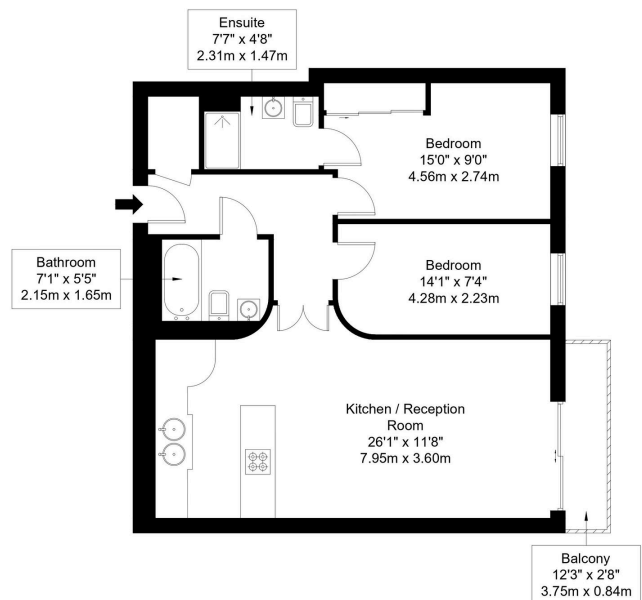
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Millharbour, E14 9NA

Approx Gross Internal Area = 71 sq m / 765 sq ft

Balcony = 3.15 sq m / 34 sq ft

Total = 74.15 sq m / 799 sq ft



Fifth Floor

Ref :

Copyright

BLEUPLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN