



**153 Cordelia Street, London, E14 6GH**  
**Guide price £315,000**



One Bedroom Apartment with Big Terrace Just Next to Langdon Park DLR, E14

A bright sixth-floor one-bedroom apartment offering 505 sq ft of internal space plus a rare 161 sq ft private terrace. Located directly opposite Langdon Park DLR station and only minutes from Canary Wharf. Long lease, low running costs and excellent connectivity make this a great home or investment.

Private East-Facing Terrace (161 sq ft / 15 m<sup>2</sup>)  
Generous outdoor space perfect for dining and relaxing with open Docklands views.  
Directly Opposite Langdon Park DLR

- **Private east-facing terrace – approx. 161 sq ft**
- **Over 500 sq ft internal space**
- **Directly opposite Langdon Park DLR**
- **Bright open-plan reception room**
- **Modern kitchen with island**
- **Long lease – approx. 234 years remaining**
- **EWS1 compliant building – recently fully recladed**
- **Currently let at £1,700 pcm (~6.2 % gross yield) – ready-made investment!**

