



PRICE GUIDE

£450,000

Millennium Drive

London, E14 3GD

Permit
holders
only
and conditions
apply
age in parking
for details

Guide Price £450,000 - £470,000

Set within a popular private development is this fourth floor, two double- bedroom apartment spread over 956 square feet.

The property features a large bright reception room with access to a Juliet balcony, modern fitted kitchen, two double-bedrooms with a en-suite to the master bedroom a further contemporary fitted family bathroom.

There is secure, gated parking for 2 cars.

The development is kept in extremely good order with a secure entry system and day porter.

Millennium Drive offers a great opportunity to live in one of East London's most popular riverside settings, combining contemporary living with the energy of city life and the peace offered by local green spaces. Just moments from Canary Wharf, residents enjoy superb shopping, dining and leisure facilities. Millwall Park is close by, perfect for recreation and relaxation. The area is also well served by some highly regarded local schools - including Canary Wharf College, Glenworth - with many rated 'Good' or 'Outstanding' by Ofsted, making this an ideal choice for professionals and families alike.

Millennium Drive is ideally positioned for those seeking easy access to Canary Wharf and the City. The Thames Path and Island Gardens DLR station are just a short walk away, providing excellent transport links to Canary Wharf and beyond.

Tenure: Leasehold Lease Years Remaining: 96

Service Charge: £3,500 (Yearly)

Annual Ground Rent: £538 per annum

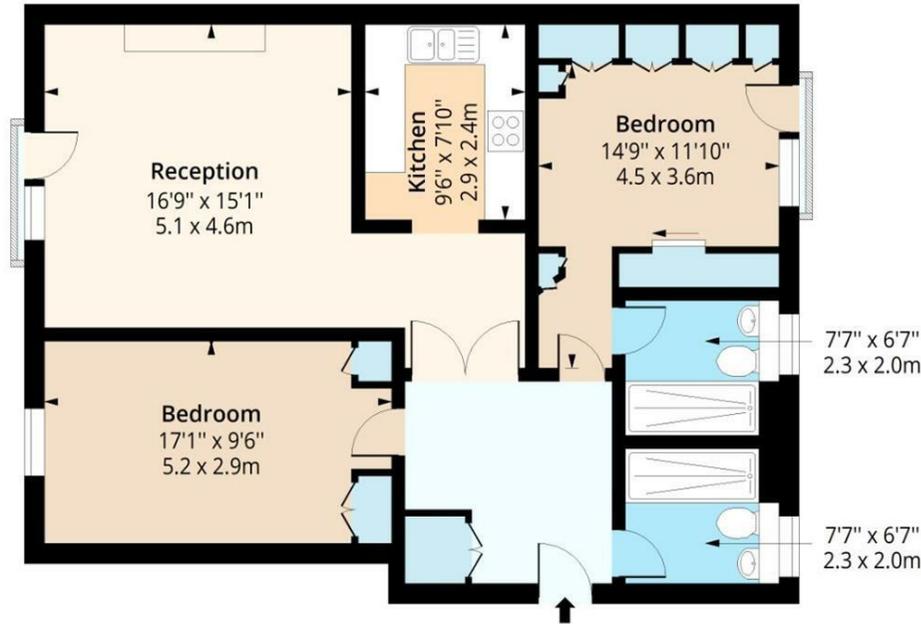
Council Tax Band: D





Millennium Drive E14

Approx. Gross Internal Area 969 Sq Ft - 90.02 Sq M



Third Floor

Floor Area 956 Sq Ft - 88.81 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 21/1/2026

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