



## Jardine Road, London, , E1W 3WD

### £465,000

Guide Price £465,000 - £495,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this striking Two Double Bedroom Apartment positioned directly along the River Thames.

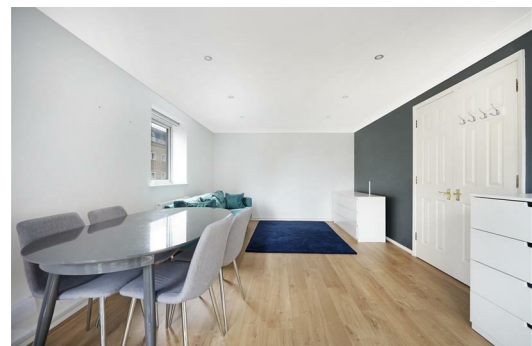
The location is hard to beat — Limehouse DLR is just a short stroll away, connecting you to Canary Wharf, Bank, and beyond in minutes. For weekend leisure, wander down to Limehouse Marina or explore the historic pubs and riverside dining spots along Narrow Street, including the famous The Grapes and The Prospect of Whitby.

Campania Building is positioned within the highly regarded Atlantic Wharf development which benefits from a daytime porter service and secure underground parking.

Internally the property is bright and spacious thought-out with a large reception room which gives you access to the balcony with River views, Separate modern kitchen, Two double bedrooms with bedroom one boasting built in storage for convenience and a contemporary bathroom.

Campania Building is offered to the market on a chain free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Reception/Dining

18'8" x 12'5" (5.7 x 3.8)

## Balcony

## Kitchen

9'6" x 6'6" (2.9 x 2.0)

## Bedroom One

12'5" x 10'9" (3.8 x 3.3)

## Bedroom Two

10'2" x 7'10" (3.1 x 2.4)

## Bathroom

## Material Information

Tenure: Share of Freehold

Length Of Lease: Approx 969 Years remaining

Annual Ground Rent: £350.00 Per year

Annual Service Charge: £2,625.68 Per Year

Council Tax Band: E

## Marketing Disclaimer

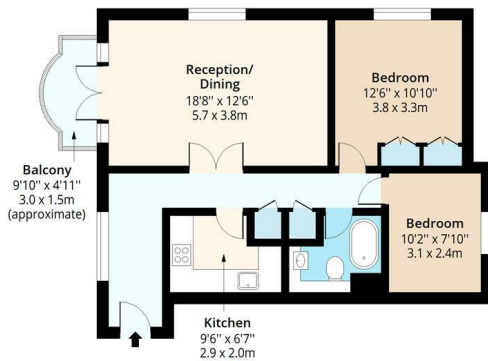
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## Campania Building, E1W

Approx. Gross Internal Area 733 Sq Ft - 68.10 Sq M

Approx. Gross Balcony Area 35 Sq Ft - 3.25 Sq M



### First Floor

Floor Area 733 Sq Ft - 68.10 Sq M



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.

lpaplus.com

Date: 8/2/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	72	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	80
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	