



Mercator Place

Isle of Dogs, E14

Asking Price £800,000

A spacious four bedroom, two-bathroom corner house nestled within a private gated community, situated very close to The River Thames. Mast House Pier with the clipper service is at the end of street & Mudchute DLR station is 0.4 miles away.

CHESTERTONS



Mercator Place

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- Four-bedroom, Two-bathroom (incl. separate W/C) Corner House
- Small gated development
- Spacious Living room
- Separate Dining Room
- Conservatory Included
- Off Street Parking



A beautiful home, nestled within a private gated riverside development in the ever-popular Isle of Dogs, offering an excellent blend of space, comfort and convenience. This four-bedroom corner house is arranged over three floors and extends to approximately 1,392 sq. ft of well-designed living space. The versatile layout makes it ideal for a growing family or professionals seeking additional room for a home office.

Internally, the property offers generously proportioned bedrooms, all finished with soft carpeting for added comfort, while the main living area features sleek wooden flooring, creating a stylish and contemporary feel. The fully fitted kitchen comes complete with integrated appliances, designed for both practicality and modern living. A standout feature of the home is the lovely conservatory, which floods the space with natural light and provides a seamless connection to the private garden—perfect for relaxing or entertaining. Large windows throughout further enhance the bright and airy atmosphere, ensuring an abundance of natural lighting across all floors.

The development itself is a fully gated private riverside estate, ideally positioned just moments from the Thames. Excellent transport links are nearby, including the Thames Clipper at Masthouse Pier, as well as Mudchute DLR (approximately 0.4 miles) and Island Gardens DLR (approximately 0.5 miles), providing easy access to Canary Wharf, Greenwich and the City.

Tenure: Leasehold 971 years approx. remaining.

Service Charge: £1,907 pa approx.

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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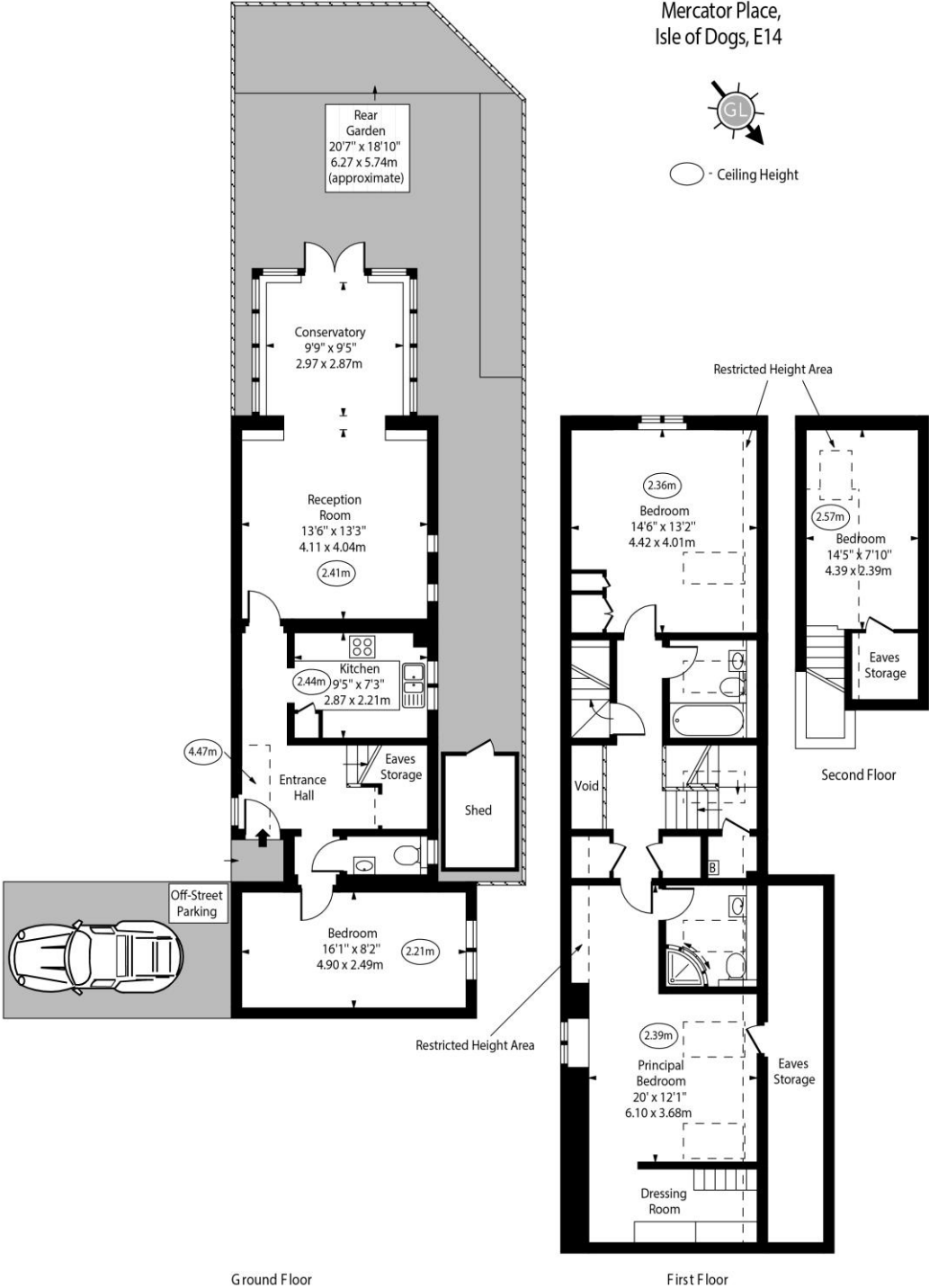
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○ - Ceiling Height



Approx Gross Internal Area 1392 Sq Ft - 129.32 Sq M
 Approx. Floor Area Including Restricted Heights 1675 Sq Ft - 155.61 Sq M
 (Including Eaves Storage)

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.
 www.goldlens.co.uk
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