



# Express Wharf

3 Hutchings Street, E14

Asking Price £400,000

This beautifully presented 2-bedroom apartment offers a modern and contemporary finish throughout.

**CHESTERTONS**



# Express Wharf

## 3 Hutchings Street, E14

- 2 Bedrooms | 1 Bathroom
- Approx. 650 sq ft. of Internal Living Space
- Modern fitted kitchen with integrated appliances
- Well-maintained communal areas
- Close Transport Links include DLR stations, Jubilee Line services from Canary Wharf as well as Elizabeth line



This beautifully presented 2-bedroom apartment offers a modern and contemporary finish throughout.

The property features elegant wooden flooring throughout, enhancing the clean, sophisticated aesthetic while providing durability and ease of maintenance. The spacious open-plan living area is thoughtfully designed, combining comfort with functionality, and is bathed in natural light. From here, step out onto a private balcony, a charming addition that offers a quiet outdoor space.

The sleek, contemporary kitchen is fitted with modern cabinetry and integrated appliances, creating a streamlined and practical cooking environment. Bedrooms are well-proportioned and designed with comfort in mind, while the bathroom showcases high-quality fixtures and a stylish finish, reflecting the apartment's overall modern appeal.

**Tenure:** Leasehold 105 years approx. remaining.

**Service Charge:** £2,400 pa approx.

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

**Council Tax Band:** D

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

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

canarywharf@chestertons.co.uk

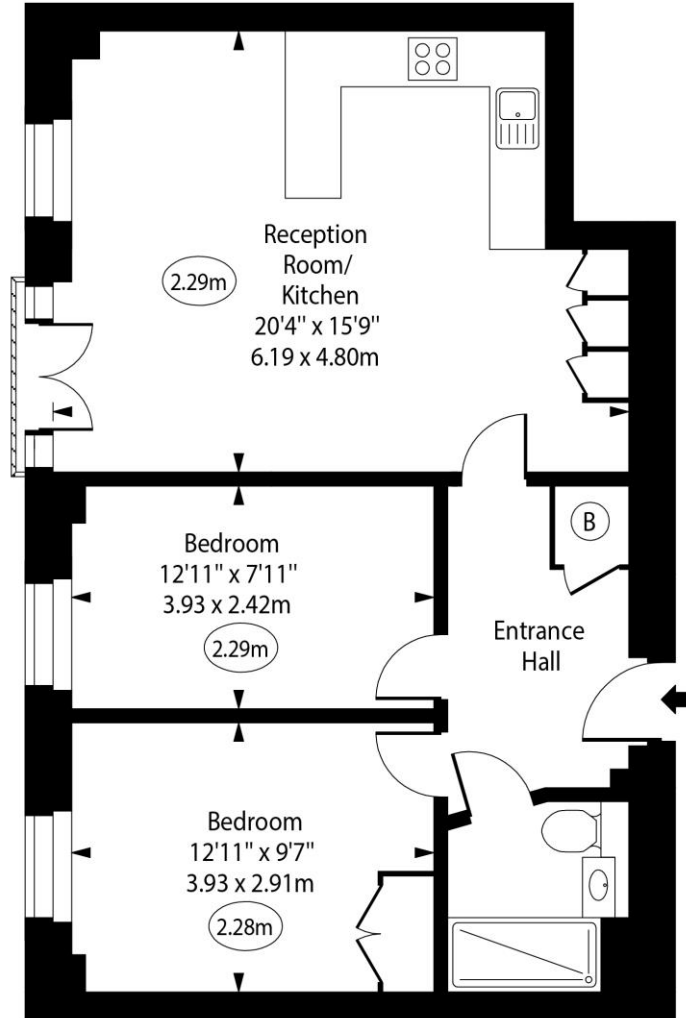
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Express Wharf,  
Hutchings Street, E14



○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area

650 Sq Ft - 60.39 Sq M

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.

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