



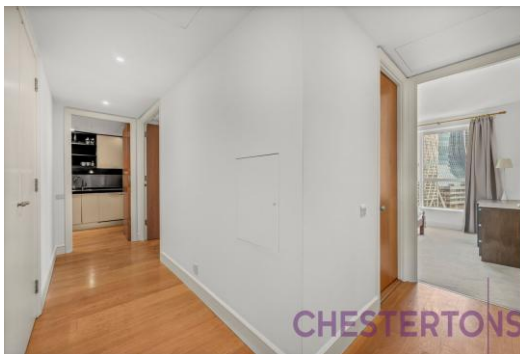
# Westferry Circus

London, E14

Asking Price £600,000

This luxury two bedroom apartment boasts approx. 1000 square feet internal floor space, with large double bedrooms, and a reception leading onto a private balcony. There is a bonus of secure underground parking and 24 hour on-site concierge.

**CHESTERTONS**



# Westferry Circus

## London, E14

- 940sq ft 10th floor 2 bedroom 2 bathroom apartment with balcony.
- Enviably-located on the Canary Wharf Estate.
- Separate kitchen w/gas hob.
- Comfort cooling.
- Secure, underground parking.
- Offered chain-free.



Luxury two-bedroom apartment in Berkeley Tower, E14, a beautiful riverside development located on Westferry Circus, just a few minutes from the centre of Canary Wharf. The apartment boasts approx. 1000 square feet internal floor space, with large double bedrooms, and a bright & airy reception leading onto a private balcony. All rooms are south facing offering the most fantastic views across the River Thames! With the additional bonus of secure underground parking and 24-hour on-site concierge/ security, this is a fantastic apartment not to be missed.

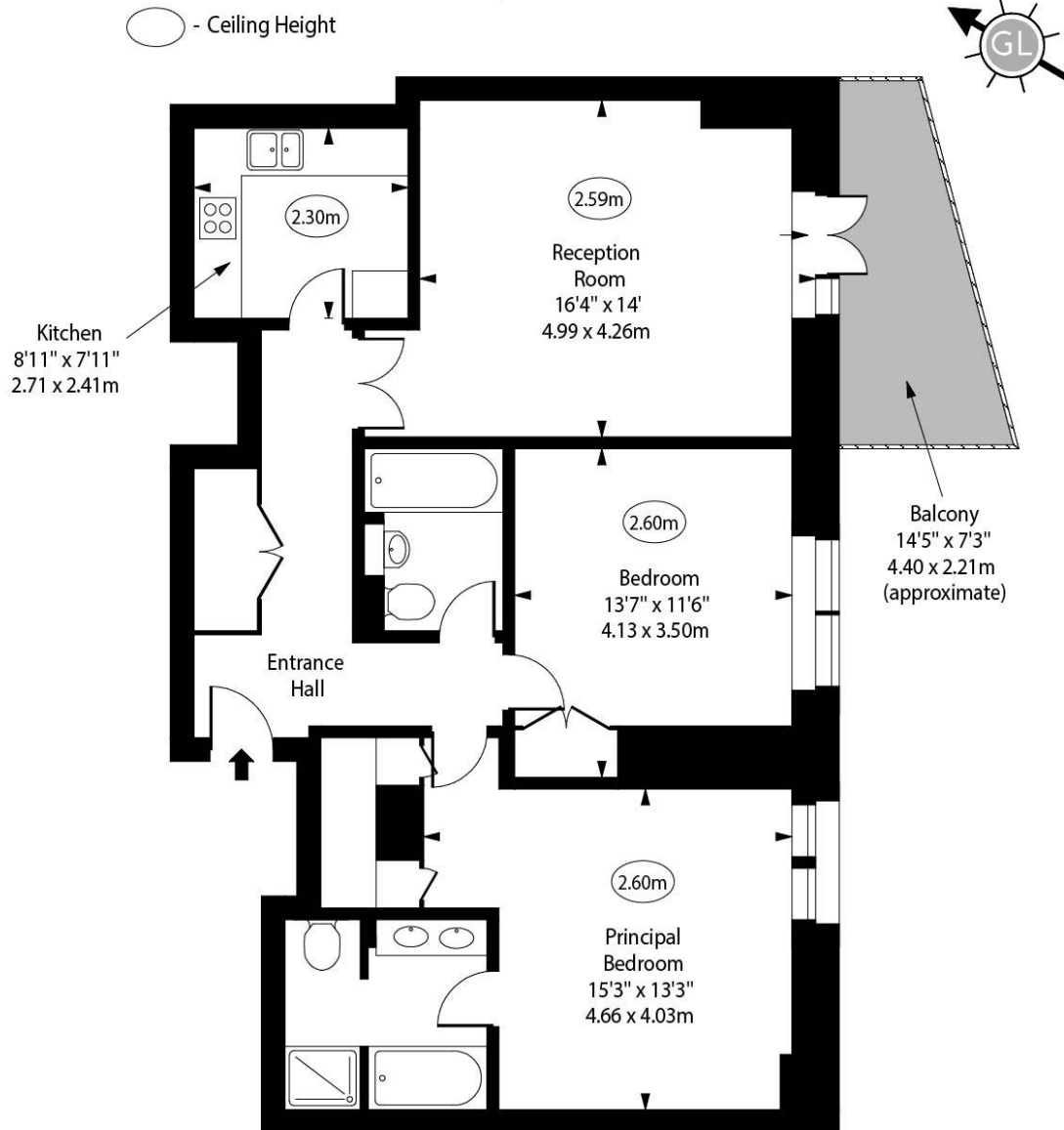
|                          |                                         |
|--------------------------|-----------------------------------------|
| <b>Tenure:</b>           | Leasehold – 969 years remaining approx. |
| <b>Service Charge:</b>   | £8,160pa approx.                        |
| <b>Ground Rent:</b>      | Peppercorn                              |
| <b>Local Authority:</b>  | Tower Hamlets                           |
| <b>Council Tax Band:</b> | G                                       |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 81 B    | 81 B      |
| 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](mailto:canarywharf@chestertons.co.uk)  
 020 7510 8300  
[chestertons.co.uk](http://chestertons.co.uk)

# Berkeley Tower, Westferry Circus, E14



Tenth Floor

Approx Gross Internal Area      940 Sq Ft - 87.33 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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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