



Hutchings Wharf

1 Hutchings Street, E14

Asking Price £575,000

A beautiful 3-bedroom flat with a bright living area, sleek kitchen with island and integrated appliances, contemporary decor throughout and a private balcony.

CHESTERTONS



Hutchings Wharf

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- 3 Bedrooms | 2 Bathrooms.
- Approx. 1216 sq. ft of Internal Living Space.
- Private balcony
- Lift access within the development.
- Excellent selection of shops, restaurants and leisure facilities nearby.
- Close to Westferry DLR and Canary Wharf stations.
- Convenient access to Jubilee, DLR and Elizabeth line services.
- Excellent connections to the City, London Bridge and central London.



The beautifully presented 3-bedroom flat features a bright and inviting living area enhanced by modern studio-style lighting, creating a warm and sophisticated ambience. The sleek kitchen is finished with striking black worktops, a practical central island and integrated appliances, while tasteful décor throughout gives the apartment a refined and homely feel.

A particular highlight is the private balcony, providing an attractive outdoor space to relax, unwind or entertain. Hutchings Wharf is a secure residential development with lift access, and the wider Canary Wharf area offers an exceptional selection of shops, restaurants, cafés, bars, leisure facilities and riverside walks. The nearby Canary Wharf estate provides a wealth of amenities, with the area's major retail and dining destinations approximately 1–2 km from the property.

The apartment is exceptionally well placed for transport, with Westferry DLR station approx. 0.6 km away and Heron Quays station around 1 km away. Canary Wharf Underground and Elizabeth line services are approx. 1.2 km away, providing fast connections across London, while the Jubilee line and DLR offer convenient access to the City, London Bridge and beyond. With its stylish interiors, private balcony and excellent access to Canary Wharf's extensive amenities and transport network, Flat 24 presents an appealing opportunity for modern London living.

Tenure: Leasehold 96 years approx. remaining.

Service Charge: £7,520 pa approx.

Ground Rent: £200 pa.

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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

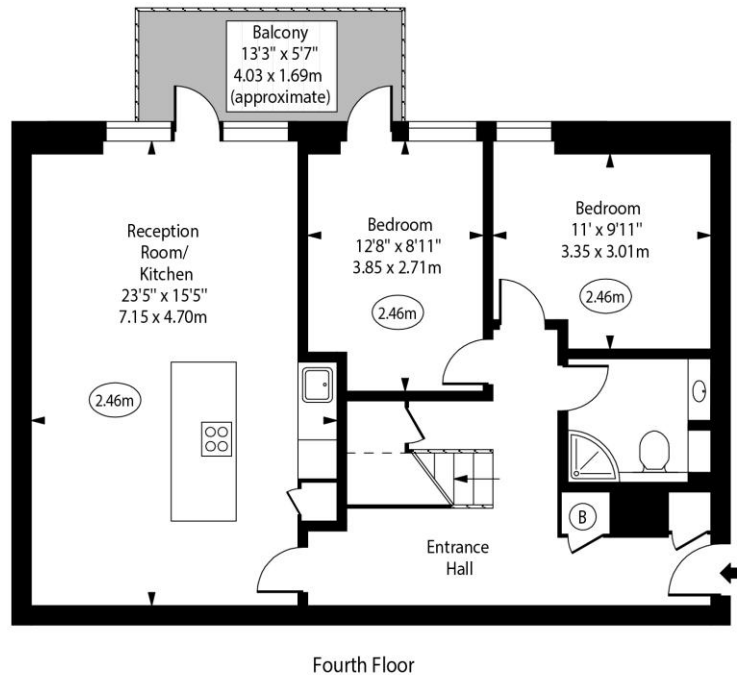
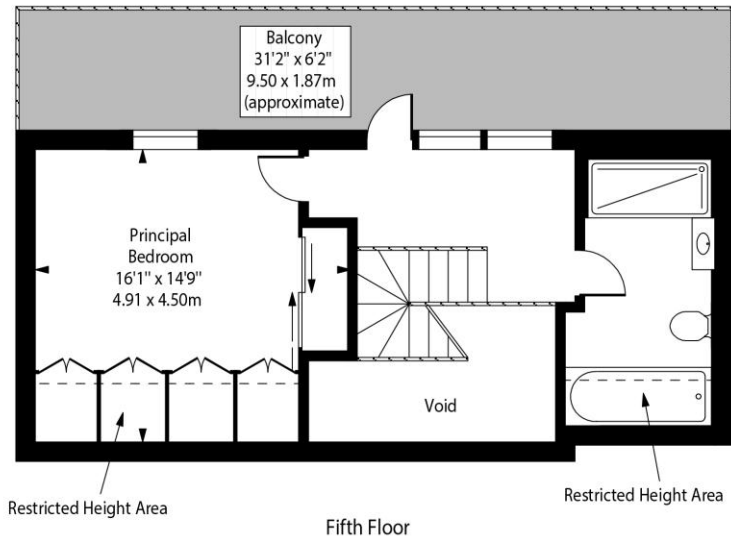
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○ - Ceiling Height



Approx Gross Internal Area 1162 Sq Ft - 107.95 Sq M

Approx. Floor Area Including Restricted Heights 1218 Sq Ft - 113.15 Sq M
(Excluding Void)

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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