



Ashley King

41 Millharbour, London, E14 9NA

£375,000

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Discover contemporary dockside living in this stylish two-bedroom apartment, ideally located moments from Canary Wharf.

Situated on the 5th floor, this approximately 710 sq ft apartment offers an inviting semi-open plan reception and kitchen area, bathed in natural light from floor-to-ceiling windows. A glazed door seamlessly connects the living space to a private balcony, offering partial dock views – perfect for unwinding. The modern kitchen is well-appointed with ample worktop space and integrated appliances.

The apartment features a spacious master bedroom with an en-suite bathroom, alongside an additional well-proportioned bedroom and a separate bathroom. Residents benefit from a 24-hour concierge service, secure entry, and access to well-maintained communal areas. This property is offered chain-free, ensuring a smooth transition.

The building currently has a B2-rated EWS1 form, however, the developer, Weston Homes, has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating. Lending options remain available from numerous highstreet lenders.

Location: Millharbour boasts an exceptional location, providing easy access to the extensive array of shops, vibrant bars, and dockside attractions that Canary Wharf and the Isle of Dogs have to offer. Transport links are excellent, with South Quay DLR Station and Canary Wharf Jubilee Line Station nearby, alongside convenient A-road access for motorists.

Tenure: Leasehold

Lease: 999 years from 2004

Ground Rent: Approx £200.00 per annum

Service Charges: Approx £6503.32 per annum (includes heating and hot water)

Local Authority: Tower Hamlets

Council Tax Band: E

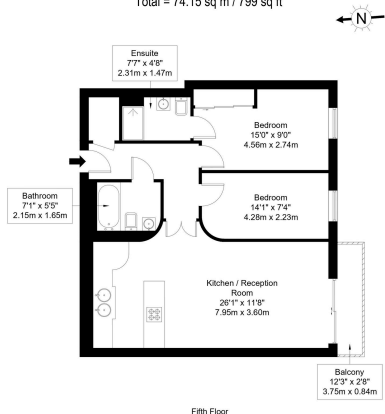
EPC Rating: B

PLEASE NOTE: ALL APPLIANCES, HEATING, BOILER WILL BE UNTESTED AND THE PROPERTY WILL BE SOLD AS SEEN



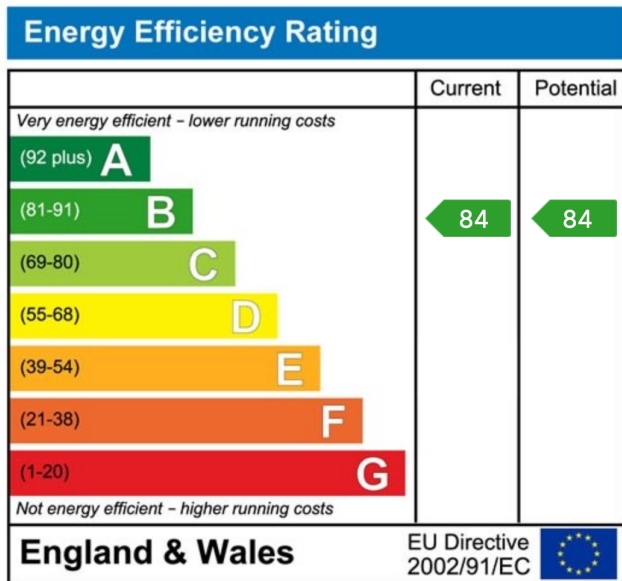
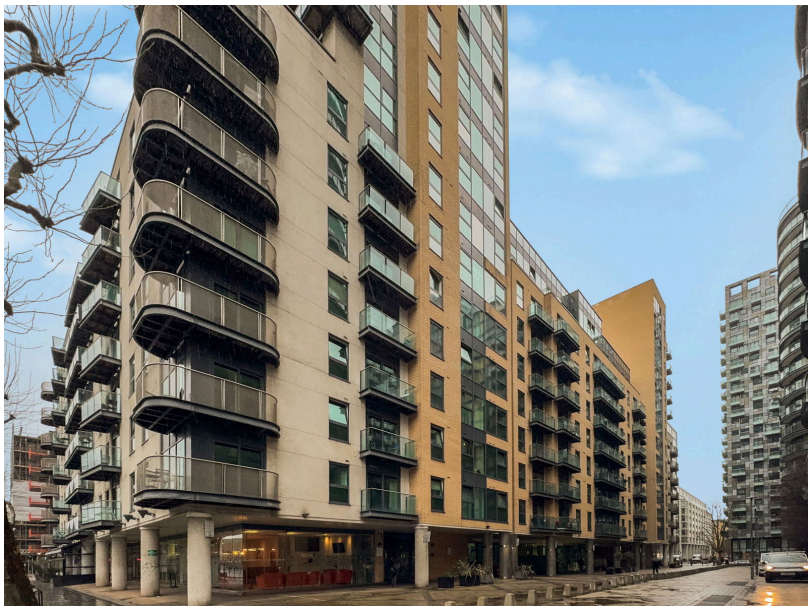
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Approx Gross Internal Area = 71 sq m / 765 sq ft
 Balcony = 3.15 sq m / 34 sq ft
 Total = 74.15 sq m / 799 sq ft



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P L A N
 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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- TWO BEDROOM APARTMENT
- PRIVATE BALCONY
- 24HRS CONCIERGE & COMMUNAL AREAS
- TWO BATHROOMS
- SITUATED ON THE 5TH FLOOR
- APPROX 710 SQ FEET LIVING AREA
- SERVICE CHARGES INC HEATING AND HOTWATER
- EPC RATING B
- OFFERED CHAIN FREE



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