



# Windmill House

146 Westferry Road, E14

Offers in Excess of £375,000

A modern, two-bedroom apartment of approx. 640sq ft in Windmill House, with a private balcony and off-street parking. Located on Westferry Road in E14, within easy reach of the Canary Wharf financial district.

**CHESTERTONS**



# Windmill House

146 Westferry Road, E14

- Two Bedroom | One Bathroom
- Private West-facing Balcony
- 2nd Floor (w/ Lift)
- Close to Thames Path
- 640 SQ FT (Internal)
- Mudchute Station 0.5 miles
- Crossharbour Station 0.5 miles
- Private Off-Street Parking



This spacious two bedroom apartment would make for a perfect first time buy. It has a private balcony that is west-facing, directly accessible via the living room and the separate fitted kitchen is well-appointed. The family bathroom is finished in white & chrome and the apartment comes with a secure, off-street parking space.

This contemporary two-bedroom apartment is conveniently situated close to Canary Wharf's bustling business district. Located on Westferry Road, it offers easy access to a range of DLR stations and a short bus ride to Canary Wharf for Jubilee and Elizabeth Line tube links.

EWS1 - B1 Status no works required

**Tenure:** Leasehold 100 years approx. remaining.

**Service Charge:** £2,845 approx. pa. (£210.42 Service Charge + £26.67 Water)

**Ground Rent:** £150 pa. Doubling every 25 years from the commencement date of the Lease term.

**Local Authority:** Tower Hamlets

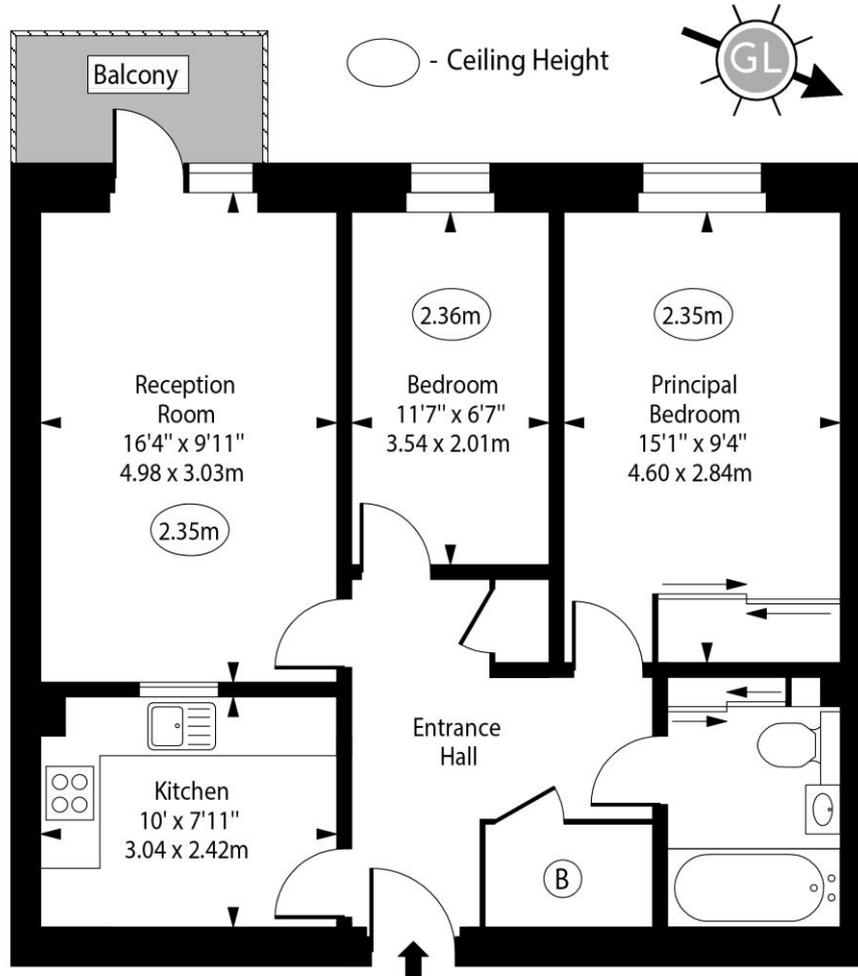
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Windmill House, Westferry Road, E14



Second Floor

Approx Gross Internal Area      640 Sq Ft - 59.46 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 IPMS 2. Not To Scale.

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

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