



1 Indecon Square

London, E14

Offers in Excess of £450,000

A fantastic two-bedroom, two-bathroom apartment with a private balcony and allocated underground parking, located in this very popular South Quay portered development, Indecon Square.

CHESTERTONS



Indecon Square

London, E14

- Two Bedroom | Two Bathroom
- 766sq ft of Internal Living Space
- Private balcony
- Allocated parking space
- EWS1 - B1 Status
- South Quay DLR Station 0.4km



A modern two-bedroom apartment in this popular South Quay development. The property comprises a double master bedroom with en-suite bathroom, a large reception room with a modern, open-plan kitchen, a further guest bedroom and family bathroom. The development benefits from a porter and is located walking distance from all of Canary Wharf's amenities. The property also benefits from a balcony and allocated parking space.

Nearby amenities include a 24hr supermarket, a Tian Tian Chinese supermarket, the Canary Wharf Shopping Centre and various local amenities. The property is also within close proximity to Canary Wharf Jubilee Line station & South Quay DLR station, as well as the Elizabeth Line station.

Tenure: Leasehold 979 years approx. remaining.

Service Charge: £6,574 pa. Reviewed Annually.

Ground Rent: £400 pa. Doubling every 25 years in line with the rent due date.

Local Authority: Tower Hamlets

Council Tax Band: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

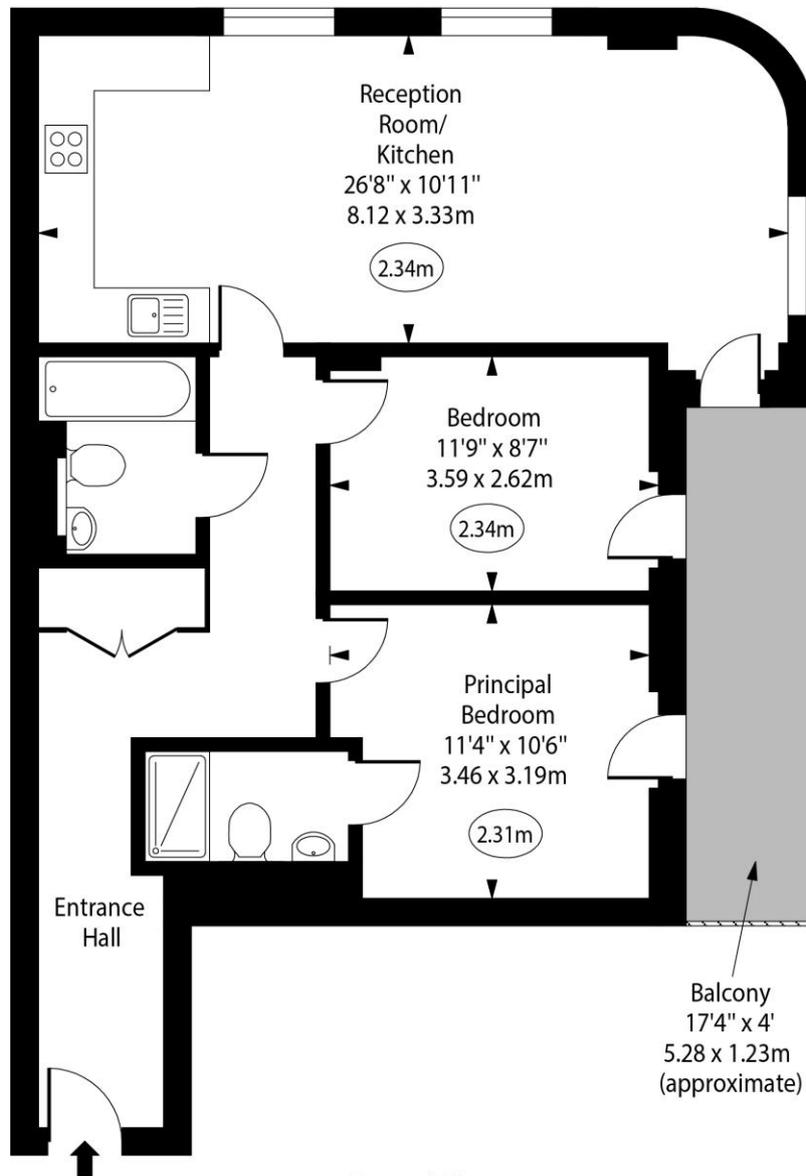
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Indescon Square, E14



○ - Ceiling Height



Second Floor

Approx Gross Internal Area 766 Sq Ft - 71.16 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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