



41 Millharbour, London, E14 9NE

Offers in excess of £300,000

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A superbly presented one-bedroom apartment set within the sought-after 41 Millharbour, offering bright, modern living in the heart of Canary Wharf.

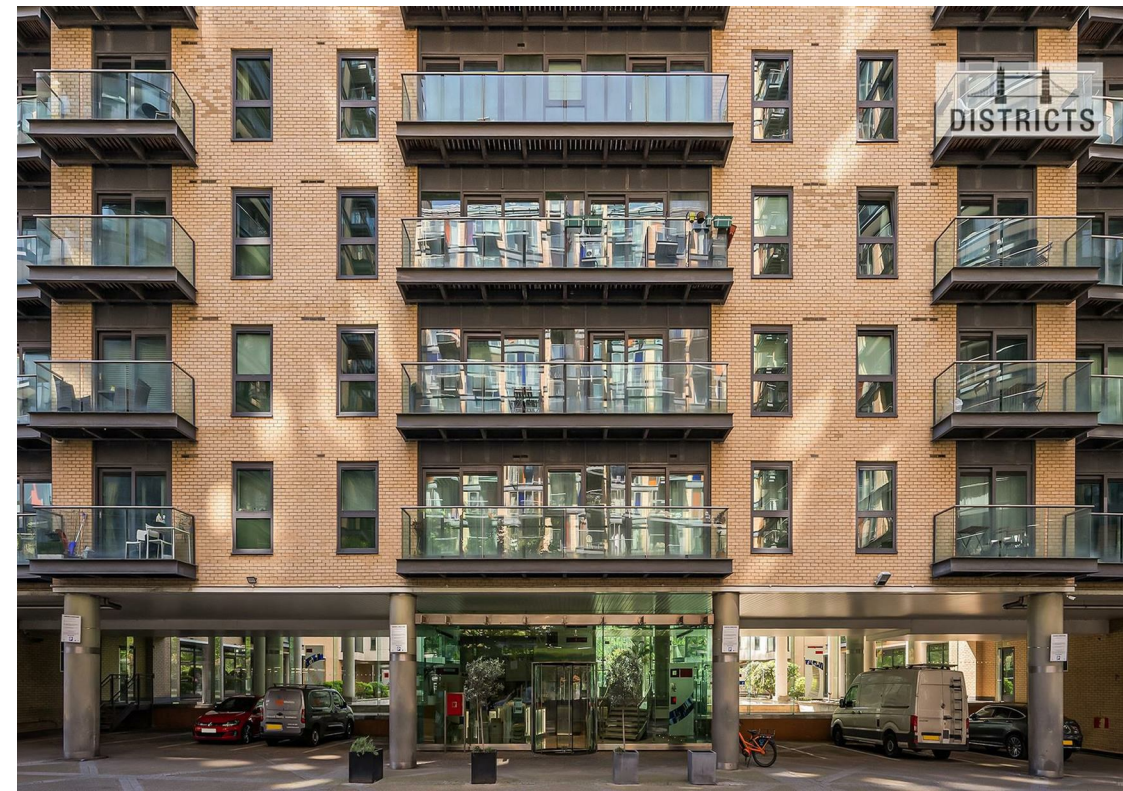
The property has been exceptionally well maintained and is presented in immaculate condition throughout, featuring a spacious open-plan reception with a contemporary fitted kitchen, access to a private balcony, and a generously sized bedroom with integrated fitted wardrobes. *Photos been digitally dressed for example purposes.

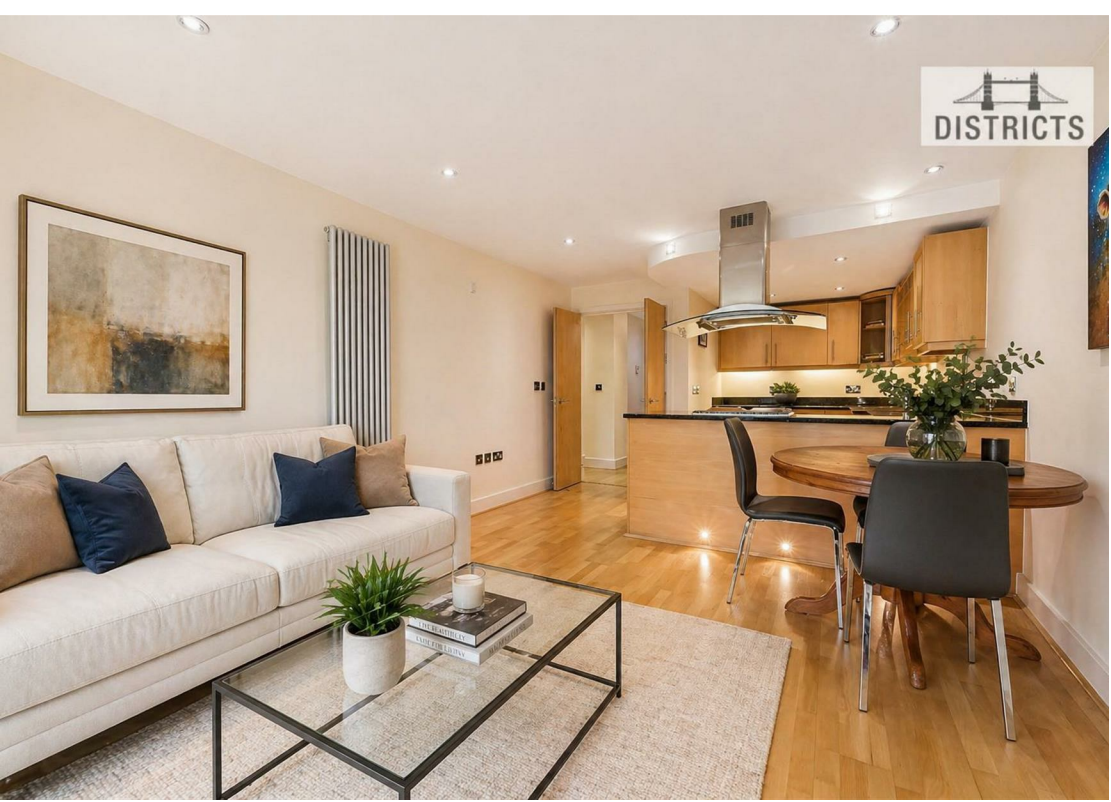
Further benefits include a sleek bathroom, separate WC, and an excellent location just moments from Canary Wharf's shops, bars, restaurants, and nearby green spaces including Mudchute Park and the scenic Docklands waterside.

Leasehold: 976 Years remaining approximately
Ground rent amount: £200pa Approx.
Review period: Ask agent
Service charge amount: £5,096pa Approx.
Review period: Ask Agent
Council tax band: Tower Hamlets, D

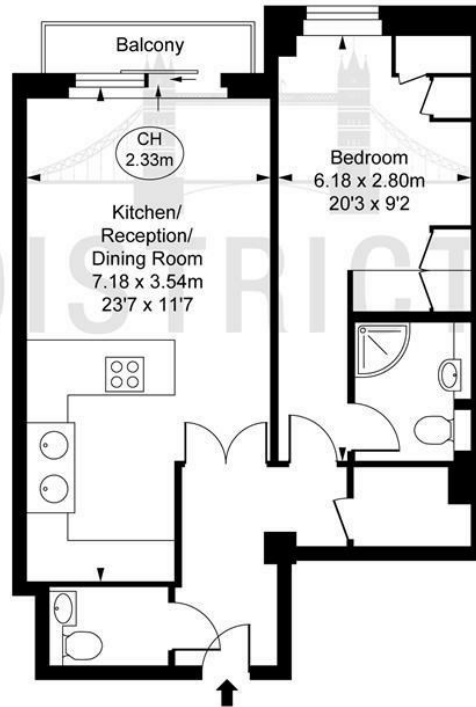
Electricity supply – Mains | Heating & Hot Water – Communal Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit the Councils Website, Planning & Building





Millharbour,
 Tower Hamlets, E14
 Approximate Gross Internal Area
 50.80 sq m / 547 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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