



Hanover House

32 Westferry Circus, E14

Offers in Excess of £375,000

A fantastic one-bedroom apartment offering over 700sq ft living space, situated in Hanover House, part of the ever-popular Canary Riverside development and supremely located close to the Canary Wharf financial centre.

CHESTERTONS



Hanover House

32 Westferry Circus, E14

- Over 700sq ft Internal Living Space
- One bedroom | One Bathroom
- Long Lease Length - 973 years
- Superb Canary Wharf Location
- Prestigious Development
- Allocated Underground Parking Space
- Chain Free



The apartment offers an abundance of space for any would-be owner, the large living room receives lots of natural light courtesy of the balcony door, and the balcony itself has viewings out over the manicured communal gardens. There is a modern fitted kitchen, with all the mod-cons you would ever need, a really generous double bedroom and a stylishly finished family bathroom suite. The property also comes with an allocated underground parking space.

Canary Riverside is one of only a select few residential developments on the Canary Wharf estate itself, therefore benefitting from a superb location very close to the Canary Wharf business district, along with the bars and restaurants in the areas surrounding. Additionally, exceptional transport links are close by, including Canary Wharf Jubilee Line station, Westferry DLR station and Canary Wharf pier for Thames Clipper services to central London. More recently, the new Canary Wharf Crossrail/Elizabeth Line station is now located approximately 750 metres from the property.

Canary Riverside is one of the most prestigious residential developments in the Canary Wharf area & is quiet & secure with 24-hour site security & daytime concierge service within each of its 4 blocks.

Tenure: Leasehold 973 years approx. remaining.

Service Charge: £9,250 pa approx.

Ground Rent: £0

Local Authority: Tower Hamlets

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

canarywharf@chestertons.co.uk

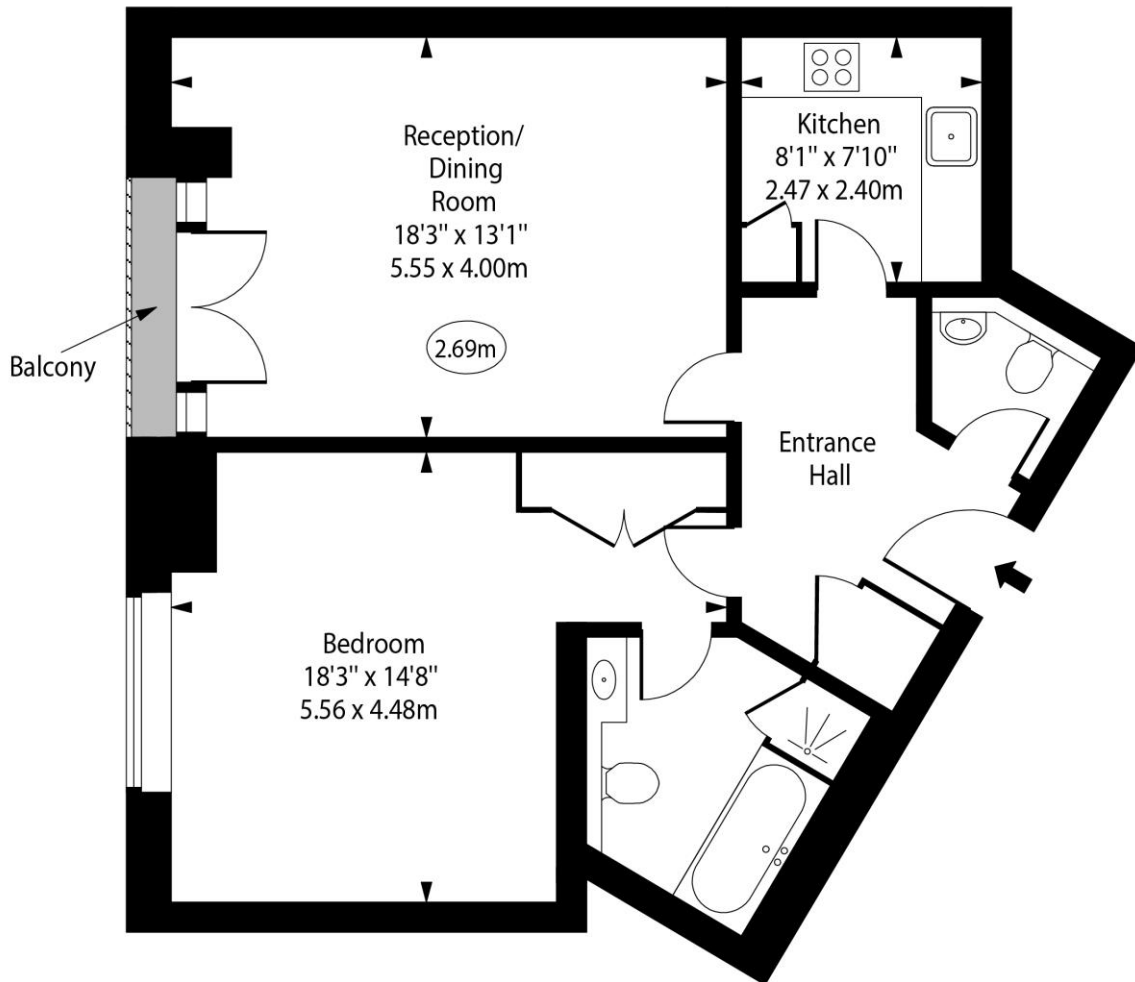
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 710 Sq Ft - 65.96 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.

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