Ashley King

No.1 West India Quay, Hertsmere Road, E14

£550,000

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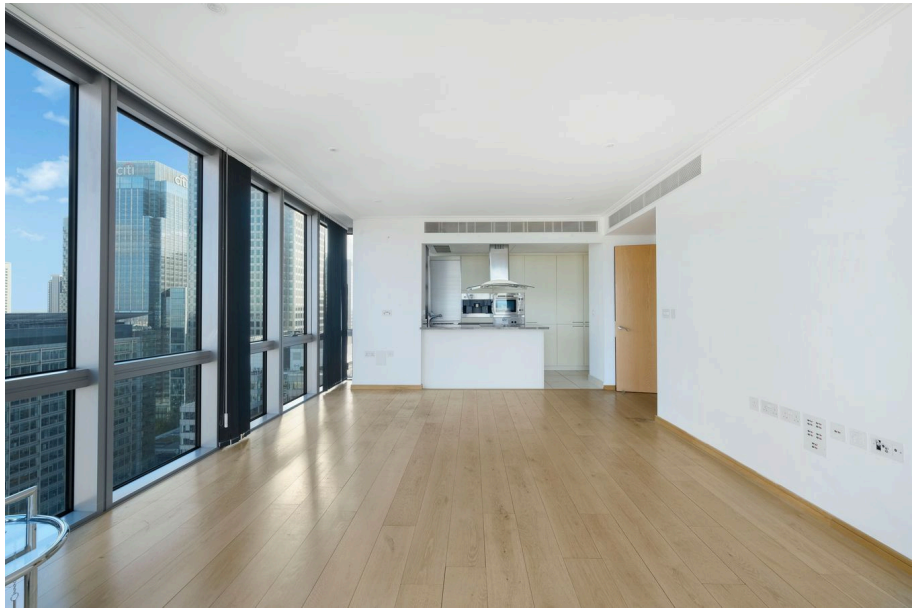


Offered for sale with no onward chain is this superb two bedroom apartment, positioned in one of Canary Wharfs most desirable residential developments.

Description
An exceptionally spacious two bedroom apartment which offers approximately 1000 sq ft of living space. The apartment benefits from a dual aspect, providing excellent views across the London skyline, further enhanced by the large floor to ceiling windows which also help flood the apartment with natural light. Internally, there is a superb open plan living area, comprising of a quality fitted kitchen with integrated appliances and breakfast bar area, plus there are two generous double bedrooms, with the principal boasting a walk in wardrobe and four piece en suite bathroom, with his and her sinks.

Additionally, there is a further shower room, hardwood floors to the living areas, and access to the services of the Marriot hotel positioned on the lower floors of the building. All residents will also benefit from a 24 hour concierge, and there is also secure underground parking included.

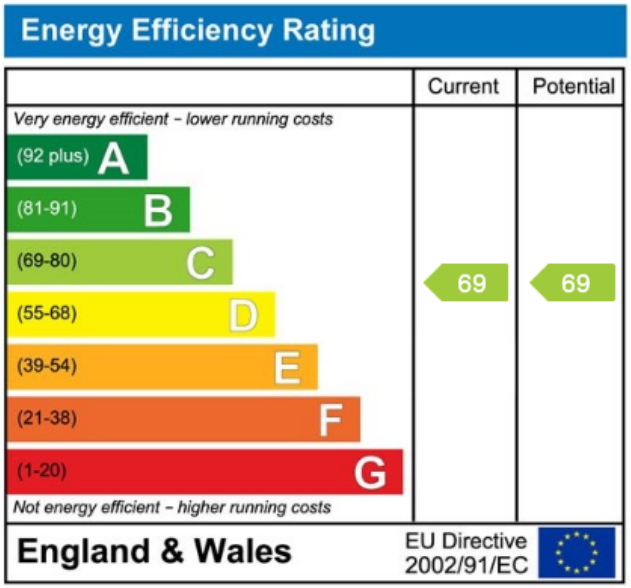
PLEASE NOTE ALL APPLIANCES AND SERVICES WILL BE UNTESTED.

Location

Located within just 0.1 miles of Canary Wharf, West India Quay is perfectly located for a variety of local shops, trendy bars and restaurants. Both the DLR and Jubilee line are within 0.4 miles offering easy access throughout the capital.

Tenure: Leasehold
Lease: 999 from 1st january 2000
Service Charge: £12,000 Pa Approx
Ground Rent: £500 pa £500, please note doubles every 25 years to a maximum of £8000.
EPC Rating:

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SET UP HIGH ON THE 30TH FLOOR
- APPROXIMATELY 1000 SQUARE-FOOT LIVING SPACE
- ALLOCATED UNDERGROUND PARKING SPACE
- LONG 999 YEAR LEASE
- THIS IS A MUST SEE CALL NOW TO BOOK A VIEWING
- EPC RATING C



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APPROVED CODE TRADINGSTANDARDS.UK
DPS The Deposit Protection Service
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