



Langbourne Place

London, E14

Offers in excess of £500,000

A bright and spacious first floor 1004sq ft two bedroom, two bathroom (including one en-suite) apartment in the secure, gated Langbourne Place development. The property has been well maintained and is presented in excellent order.

CHESTERTONS



Langbourne Place

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- Desired Langbourne Place Development.
- Two Bedrooms, Two Bathrooms.
- Private Balcony.
- Off Street Parking.
- 1004 Square Feet.
- Day Concierge.
- Superbly Located for Mudchute/Island Gardens DLR.
- EWS1 Compliant.



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The reception room is spacious and has access to private decked balcony. The property also benefits from a secure, underground parking space, & a share in the freehold company.

Langbourne Place is a secure, gated development which benefits from daytime portorage, & is located within approximately 500 metres of Island Gardens & Mudchute DLR stations for easy access to Canary Wharf & The City, as well as Masthouse Terrace Pier for Thames Clipper Services to Westminster (& beyond).

The property is sold with no onward chain.

Tenure: Share of Freehold - 971 years

Service Charge: £8,094 pa approx. (Incl. £5,796.92 S/C + £2,298 Reserve Fund)

Ground Rent: £50 pa

Local Authority: Tower Hamlets

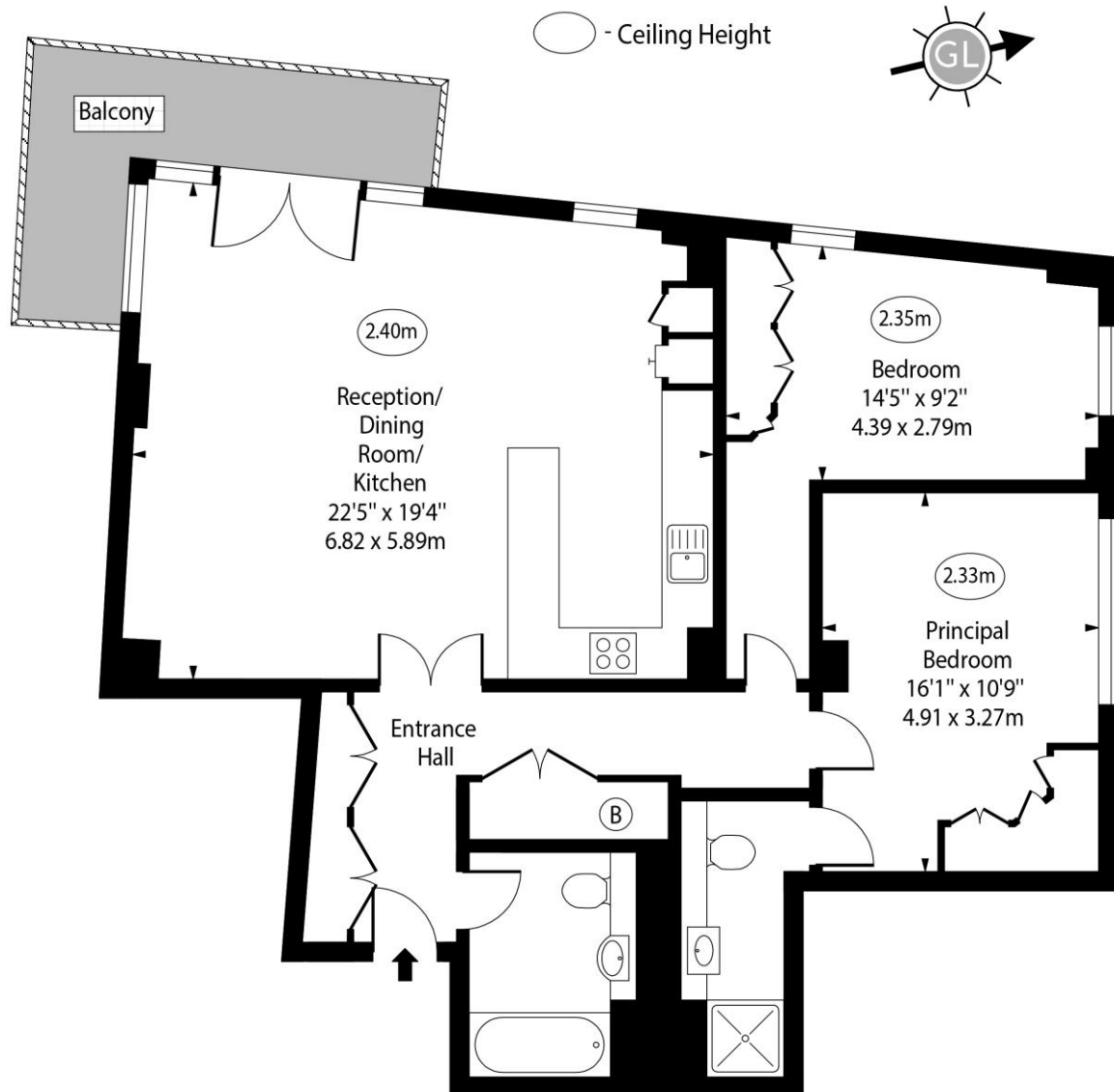
Council Tax Band: E

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

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First Floor

Approx Gross Internal Area 1004 Sq Ft - 93.27 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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