



Medland House

11 Branch Road, E14

Offers Over £400,000

A beautifully presented 1 bedroom apartment set within a modern development on Branch Road, E14.

CHESTERTONS



Medland House

11 Branch Road, E14

- 1 bedroom | 1 bathroom
- Open plan living area
- Wood flooring
- Newly upgraded boiler and heaters
- Private spacious terrace
- Secure, underground, allocated car park spaces
- Close to Limehouse DLR
- Easy access to local amenities



A beautifully presented 1 bedroom apartment set within a modern development on Branch Road, E14. The apartment features a bright and spacious living area with stylish wooden flooring and crisp pure white walls, creating a fresh and contemporary feel throughout. The open-plan kitchen is fully fitted with sleek, integrated appliances, ideal for both everyday living and entertaining. A real highlight of the property is the lovely terrace, offering an excellent outdoor space to relax or dine.

Ideally located in the heart of Docklands, the property benefits from excellent transport links, with nearby DLR stations providing easy access to Canary Wharf, the City, and beyond. Canary Wharf's Jubilee Line and Elizabeth Line connections are also within close reach, offering fast links across London. A wide range of local amenities are on hand, including shops, cafés, restaurants, gyms, and green spaces, making this an excellent choice for professionals seeking convenience and modern city living.

Tenure: Leasehold 172 years approx. remaining

Service Charge: £3,996 pa approx.

Ground Rent: £286.72 pa

Local Authority: Tower Hamlets

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

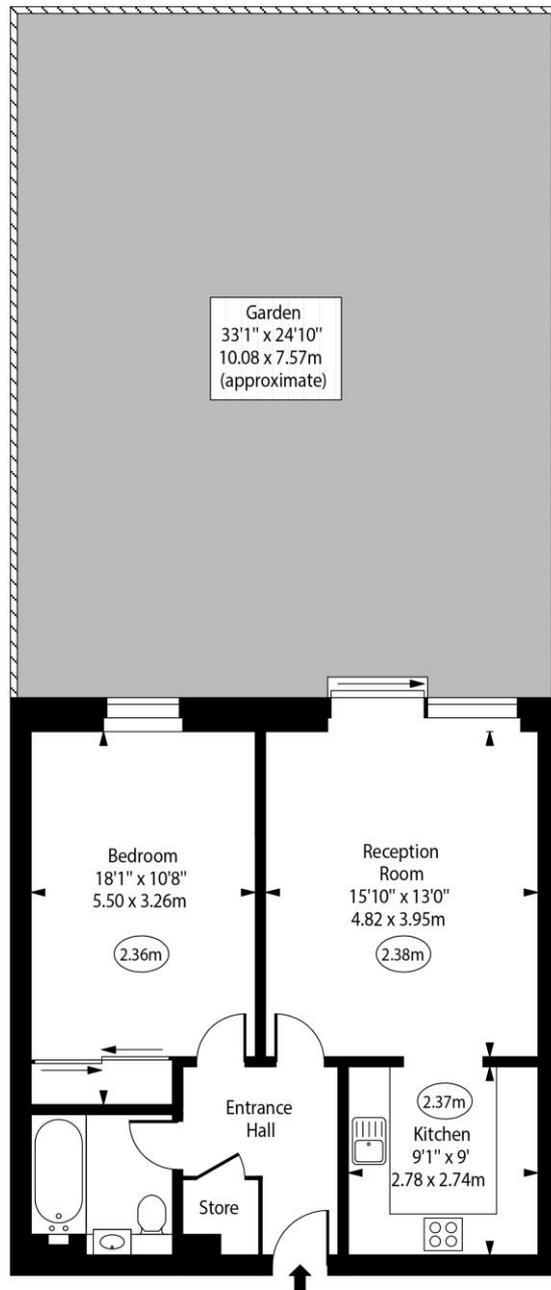
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Medland House,
Branch Road, E14

○ - Ceiling Height



Upper Ground Floor

Approx Gross Internal Area 611 Sq Ft - 56.76 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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