



City Tower

3 Limeharbour, E14

Offers in Excess of £300,000

A delightful 510sq ft 3rd floor dual-aspect (South & East) 1 bedroom apartment overlooking the courtyard in the well-located City Tower development. The development benefits from 24 hour concierge, & close proximity to Crossharbour DLR station.



City Tower

3 Limeharbour, E14

- 510sq ft 3rd floor 1 bedroom apartment with balcony.
- Dual aspect, facing South & East.
- Courtyard-facing; quiet aspect.
- Located within 150m of Crossharbour DLR station.
- Close to Canary Wharf.
- 24hr concierge.



A delightful 510sq ft 3rd floor dual-aspect (South & East) 1 bedroom apartment in the well-located City Tower development. The property overlooks the communal gardens, benefitting from a quiet aspect.

City Tower benefits from 24 hour concierge, a secure, communal garden for residents, & a good location close to Canary Wharf (1km), & within 2-300m of both Crossharbour & South Quay DLR stations. There are numerous nearby shops & amenities including an Asda superstore, various takeaways & cafes on Pepper Street, & a couple of local pubs (on East Ferry Road & Pepper Street).

Tenure:	Leasehold – 105 years remaining approx.
Service Charge:	£4,328pa approx. (inc. reserve fund contribution).
Ground Rent:	£500pa
Local Authority:	Tower Hamlets
Council Tax Band:	D

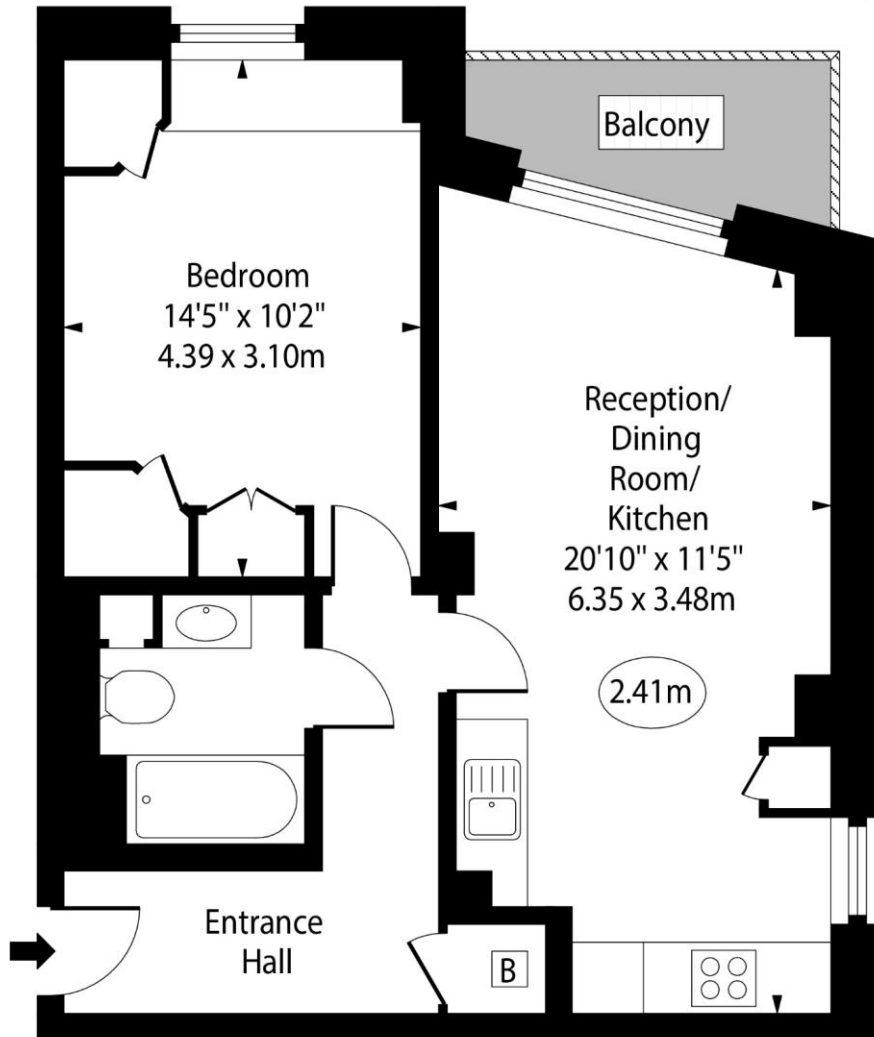
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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City Tower, Limeharbour, E14

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 510 Sq Ft - 47.38 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 019079K

