



Cascades Tower

4 Westferry Road, E14

Asking Price £475,000

The property boasts direct river views, 2 double bedrooms, 2 bathrooms (one en suite) good storage and a fully fitted kitchen. The development itself has a gym, swimming pool, tennis court and 24-hour porterage.

CHESTERTONS



Cascades Tower

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- River facing apartment.
- Approx. 783 sq. Ft of Internal Living Space
- 2 bed 2 bath.
- 24-Concierge
- Porter, gym, swimming pool and tennis court included in the development.
- Close to Heron Quays DLR.



Situated on the 8th floor of the sought-after Cascades Tower development, this bright and spacious apartment offers stunning direct river views and well-proportioned living throughout. The property boasts two double bedrooms, two bathrooms (including one en suite), excellent storage and a fully fitted kitchen. The reception room provides an ideal space for both relaxing and entertaining, with large windows allowing an abundance of natural light and uninterrupted views across the River Thames. The principal bedroom benefits from fitted storage and a modern en suite bathroom, while the second bedroom is equally well-sized and served by a contemporary family bathroom.

Residents of Cascades Tower enjoy access to an excellent range of on-site facilities including a gymnasium, swimming pool, tennis court and 24-hour portage, offering both convenience and security. Ideally located on Westferry Road, the development is within easy reach of Canary Wharf, excellent transport links and a variety of local amenities, restaurants and riverside walks. Ideally located on Westferry Road, the development is within easy reach of Canary Wharf and its extensive selection of shops, restaurants, bars and business district amenities. Excellent transport links are nearby, including South Quay DLR, Canary Wharf Underground Station (Jubilee Line), Canary Wharf Elizabeth Line and Thames Clipper river services, providing swift access into the City, Central London and beyond.

Tenure: Leasehold 988 years approx. remaining.

Service Charge: £11,722 pa approx. (Incl. building insurance + Reserve/sinking fund contributions).

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

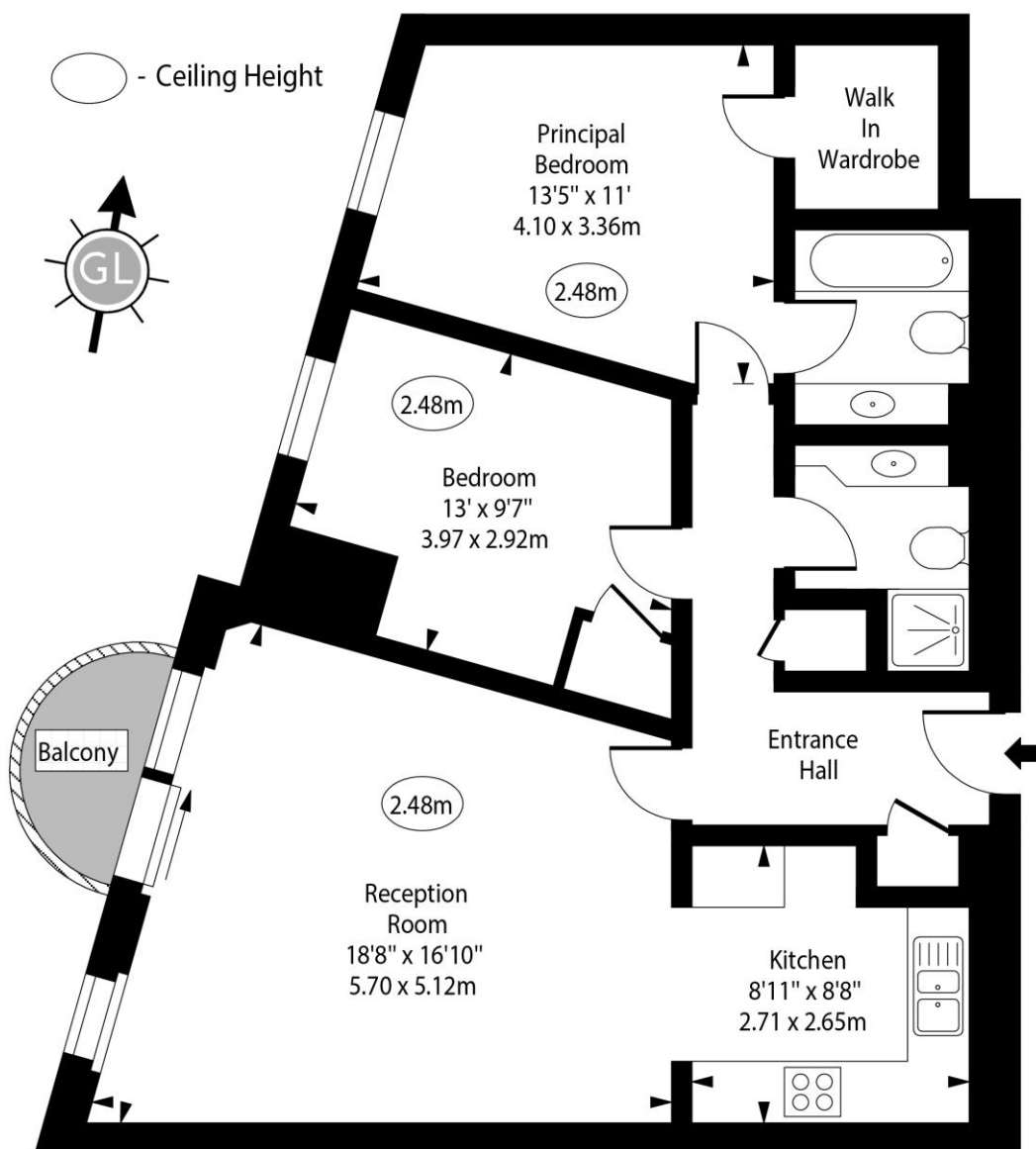
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	73	73
(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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Cascades Tower, Westferry Road, E14



Eighth Floor

Approx Gross Internal Area 783 Sq Ft - 72.74 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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