



# Tequila Wharf

681 Commercial Road, E14

Asking Price £325,000

A bright & well-proportioned West-facing 3rd floor 1 bedroom apartment with balcony overlooking the Regent's Canal in the secure, portered Tequila Wharf development in Limehouse. Situated close to Limehouse DLR & the marina. Offered chain-free.

**CHESTERTONS**



# Tequila Wharf

## 681 Commercial Road, E14

- 480sq ft 3rd floor 1 bedroom apartment with balcony.
- Bright & West-facing; overlooking the Regent's Canal.
- Pleasant water views & views of The City.
- Secure/gated development with daytime porter.
- B2-rated EWS1; offered chain-free.



A bright & well-proportioned West-facing 3rd floor 1 bedroom apartment with balcony overlooking the Regent's Canal in the gated & portered Tequila Wharf development in Limehouse. The apartment benefits from an excellent, efficient layout with no wasted space, & regular room shapes, as well as gas central heating & even a gas hob in the kitchen. The apartment boasts pleasant water views over the canal, & offers distant views of The City from both principal rooms & balcony.

Tequila Wharf is a secure/gated development that offers daytime portorage, bicycle storage, & benefits from a very convenient location very close to Limehouse DLR & C2C Station for easy access to The City & Canary Wharf. The various bars, cafes & restaurants of Narrow Street are also nearby, as are a variety of takeaways, convenience stores etc on Commercial Road close by.

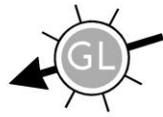
Please note that the block has a B2 EWS1 rating & requires remedial works. The developer, Telford Homes, is a signatory to the government's Developer Pledge & will remediate at no cost to the lessees. Applicants requiring mortgages should speak to an expert mortgage advisor specialising in EWS1 matters. Offered chain-free.

**Tenure:** Leasehold – 104 years remaining approx.  
**Service Charge:** £2,608pa approx.  
**Ground Rent:** £250pa for the 1<sup>st</sup> 40 years of the term: £500pa for the next 40 years  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** C

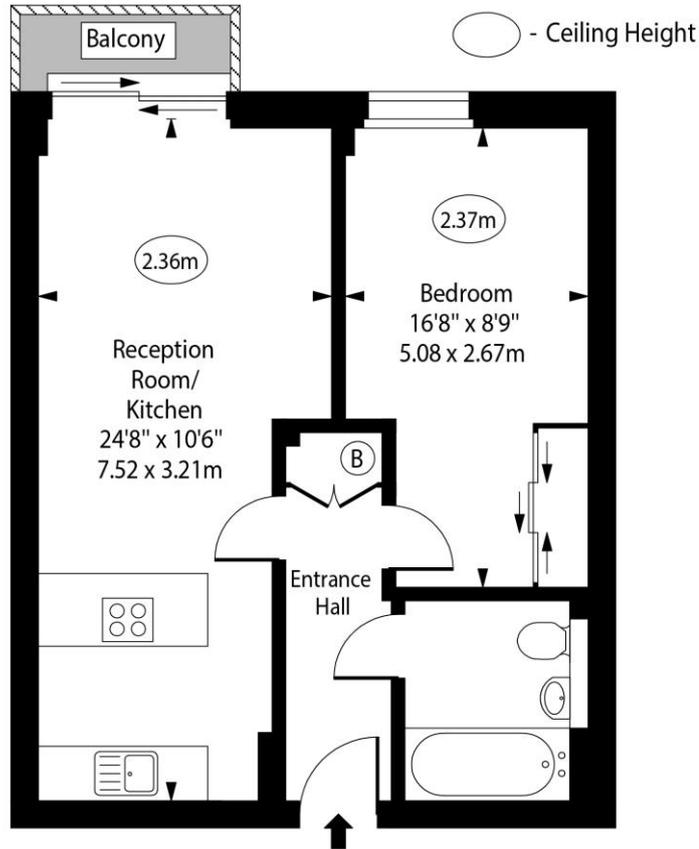


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## Tequila Wharf, Commercial Road, E14



Third Floor

Approx Gross Internal Area      480 Sq Ft - 44.59 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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