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**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Please Quote Ref DG0640. **Offered Chain Free.** A spacious and well presented two double bedroom first floor apartment with two balconies set in the sought after and pet friendly Caspian Wharf development located by the Limehouse Cut in East London.

Offering an open plan lounge/kitchen with integrated appliances, offering access onto one of the private balconies. The apartment has two double bedrooms, the main with it's own balcony. There is also a separate modern bathroom. All the living spaces have floor to ceiling windows allowing plenty of natural light along with underfloor heating. There is ample additional storage in the hallway.

The apartment also benefits from access to the 24 hour concierge, secure bike storage, communal roof terrace, communal gardens and an on-site gym (monthly membership fee applies).

This superb apartment is perfectly situated to take advantage of excellent transport links and local amenities: Just a short walk to Devons Road and Langdon Park DLR stations, and a 10 minute walk to Bromley-By-Bow (District and Hammersmith & City Lines).

Located in the vibrant and diverse Bow area, you will enjoy a strong sense of community and a variety of local amenities. The property is just moments from Limehouse Cut and The River Lea, where you can take peaceful walks along the banks. Additionally, the Queen Elizabeth Olympic Park, Bartlett Park and Victoria Park are nearby, offering excellent sporting, leisure, and outdoor activities.

**Local Amenities:** An abundance of local cafes including Saffi and Les Miches and with a Tesco Express for your daily essentials all on your doorstep.

The DLR takes you to Stratford in a matter of minutes, providing quick access to a wealth of shopping, dining and entertainment venues in Westfield as well as easy access to the Elizabeth line, allowing surprisingly quick commutes into central London. There is also a selection of restaurants, and cafes along with shopping at Canary Wharf.

**Green Spaces:** Nearby parks and green spaces include Bartlett Park with a great café and bakery, Three Mills Park, Limehouse Canal, The Olympic Park and Victoria Park, offering plenty of opportunities for outdoor activities.

This property is a fantastic opportunity for: First Time Buyers as it offers a perfect entry into the property market, families and a strong investment opportunity with high rental demand in the area.

Council Tax Band D - Tower Hamlets £1,837.78

Leasehold - 987 Years Remaining


Service Charge - £4,000 PA

Ground Rent - £400 PA





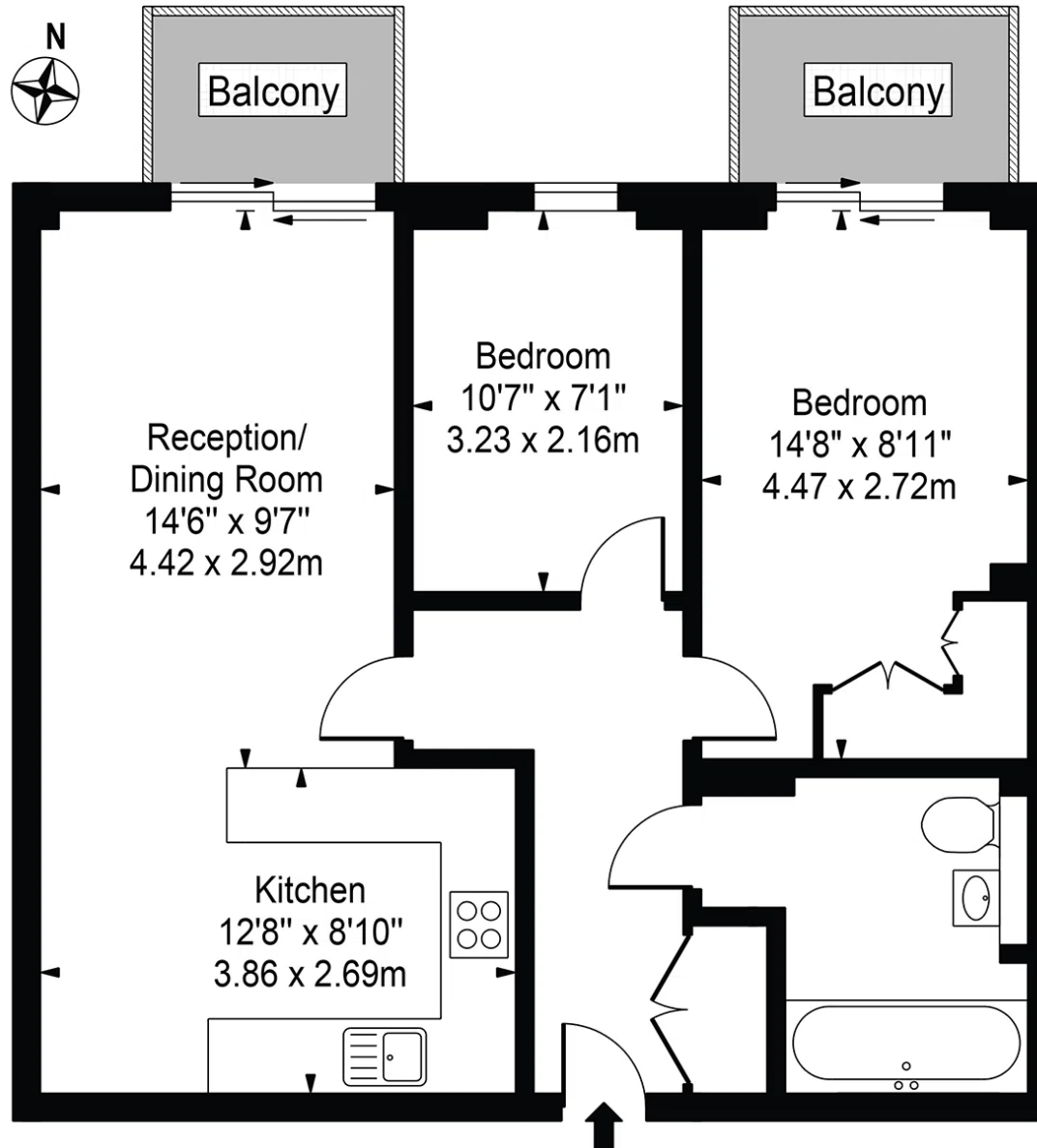


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England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



# Caspian Wharf

Approx. Gross Internal Area 653 Sq Ft - 60.66 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.