



# Millharbour

London, E14

Asking Price £325,000

The apartment comprises a double bedroom with fitted wardrobes, modern bathroom, good storage, open plan fully fitted kitchen, and direct access to the Watergardens.

**CHESTERTONS**



# Millharbour

## London, E14

- Millharbour Apartment
- 1 bedroom | 1 bathroom
- 24hr On-site Concierge
- South Quay DLR
- 547 Sq. ft of Internal Living Space
- Chain Free



Situated within a well-maintained modern development in the heart of South Quay, this beautifully presented one-bedroom apartment offers an excellent opportunity to enjoy contemporary living, moments from Canary Wharf. The apartment comprises a spacious one bedroom, a modern, well-appointed bathroom and is finished to a high standard with quality fixtures & fittings. The property further benefits from excellent additional storage, ideal for maximising living space.

At the heart of the home is a bright and inviting open-plan reception area, with a fully fitted contemporary kitchen, thoughtfully designed with integrated appliances and generous worktop space, perfect for both everyday living and entertaining. Large doors provide direct access to the beautifully maintained water gardens, offering a tranquil outdoor setting rarely found in such a central location.

Residents of the development benefit from a 24-hour porter service, ensuring both convenience and security, along with well-kept communal areas. Millharbour is superbly positioned for the extensive amenities of Canary Wharf, including an array of shops, supermarkets, cafés, bars, and restaurants within Canary Wharf Shopping Centre. Residents are also within easy reach of open green spaces such as Mudchute Park and Farm and the riverside walkways along the Thames.

**Tenure:** Leasehold 975 years approx. remaining.

**Service Charge:** £5,365 pa approx.

**Ground Rent:** £200 increased every 25th anniversary from the commencement date of the term based on reviewed Value of the Block.

**Local Authority:** Tower Hamlets

**Council Tax Band:** D

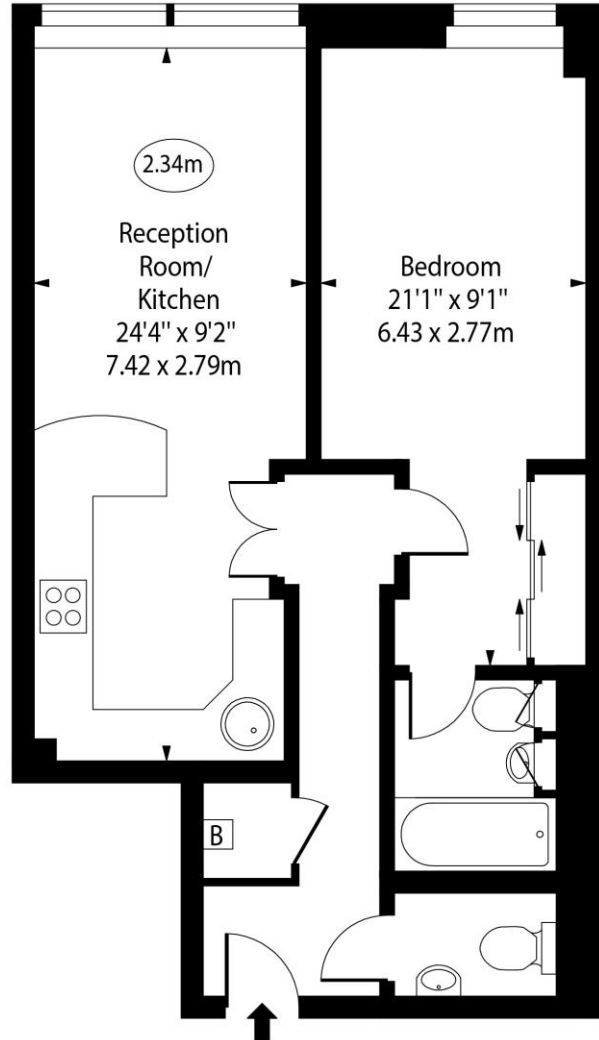
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

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# Millharbour, E14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      547 Sq Ft - 50.82 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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