



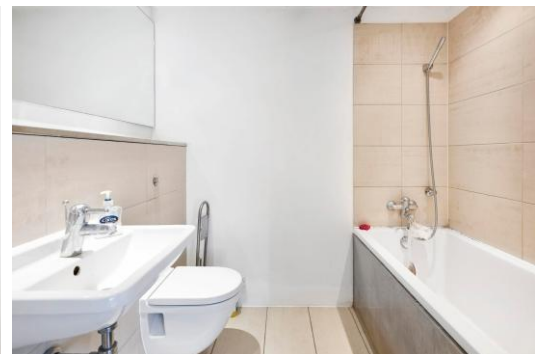
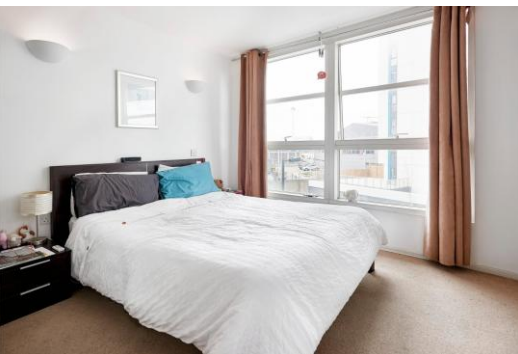
Lumina Building

29 Prestons Road, E14

Asking Price £450,000

Gorgeous two-bedroom, two-bathroom apartment to rent in the Lumina Building, E14, just a short walk to Canary Wharf with secure entry and concierge on-site.

CHESTERTONS



Lumina Building

29 Prestons Road, E14

- 2 Bedrooms | 2 Bathrooms
- Approx. 1,1010 of Internal living space.
- 24-hour Concierge with secure entry.
- Allocated car parking space.
- Secure parking available within the development.
- Private balcony.
- Modern fitted integrated appliances.
- Close to Poplar Waterside & Marina.
- Nearby gyms & fitness facilities e.g. Anytime Fitness Isle of Dogs.
- Blackwall DLR Station approx. 0.3 km.
- Canary Wharf Underground Station approx. 0.8 km.



A gorgeous two-bedroom, two-bathroom apartment in the sought-after Lumina Building. The apartment boasts two large double bedrooms, a modern designed kitchen, two bathrooms, solid wood flooring and a spacious reception room. Floor-to-ceiling windows throughout, together with the property's south-facing aspect, provide an abundance of natural light throughout the day, while the private balcony enjoys views towards the River Thames.

Residents benefit from secure entry, a 24-hour concierge service and secure parking, with the development ideally positioned within a pleasant waterfront setting. The property is also conveniently located for a range of local shops, supermarkets, gyms, restaurants and leisure facilities, with Canary Wharf's extensive amenities just a short distance away.

Excellent transport links are close by, with Blackwall DLR and East India DLR stations within easy reach and Canary Wharf approximately 0.8 km away, providing fast connections across London. London City Airport is also approximately 4 km away. As an added bonus, water bills are included.

Tenure: Leasehold 975 years approx. remaining.

Service Charge: £6,438 pa approx. Incl. (5,903.34 Estate + Block Service Charge + £395.20 Reserve Fund + £139.62 Car Park Service Charge)

Ground Rent: £1,162 pa.

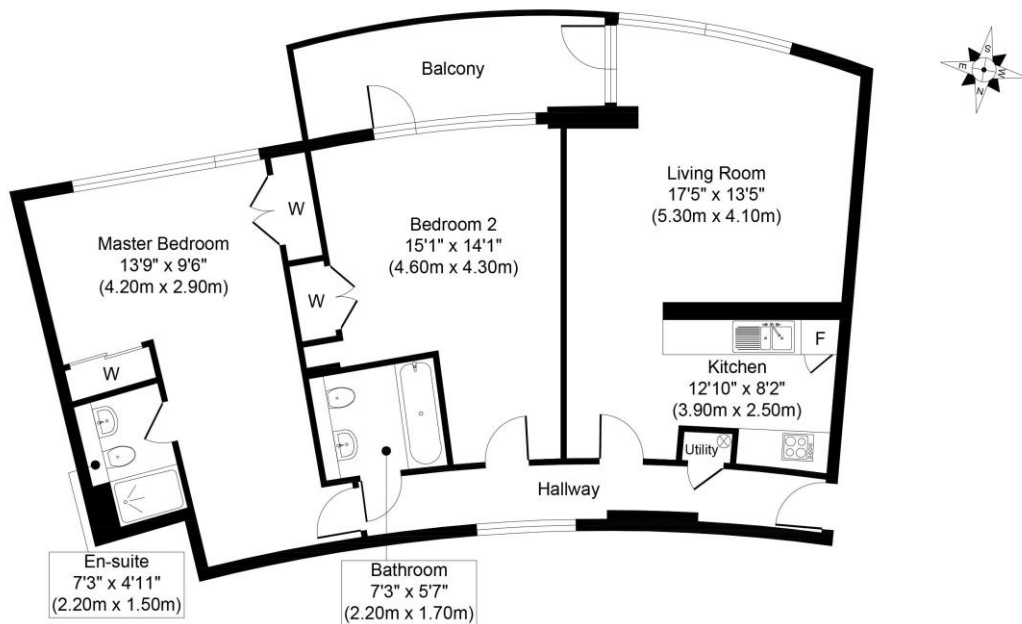
Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

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Approximate Floor Area
1010 sq. ft
(93.9 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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