



PRICE GUIDE

**£500,000**

**Commercial Road**

London, E14 7LH

Guide Price - £500,000- £525,000

This well-presented home features a bright open-plan living and dining area, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Residents benefit from a concierge service and a prime waterside location, moments from DLR links, offering excellent transport links to the City and Canary Wharf.

Leasehold: 106 years

Service Charge: £4800 per annum

Ground Rent: £250 per annum

Council tax: Band E



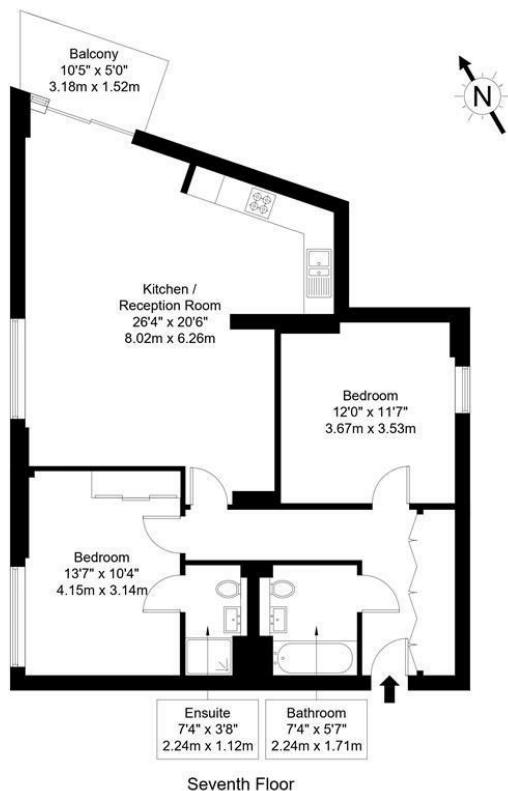


# Tequila Wharf, E14 7LH

Approx Gross Internal Area = 80.3 sq m / 864 sq ft

Balcony = 4.4 sq m / 47 sq ft

Total = 84.7 sq m / 912 sq ft

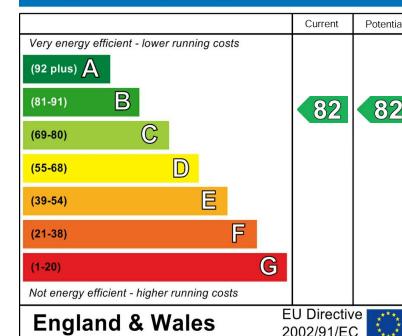


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**P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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