



# Berglen Court

7 Branch Road, E14

Asking Price £500,000

An impeccably presented two bedroom, two bathroom apartment situated along Limehouse Basin with private balcony, off-street parking and a share of freehold close to Limehouse DLR.

**CHESTERTONS**





# Berglen Court

7 Branch Road, E14

- Two Bedrooms | Two Bathrooms
- 849sq ft Internal Living Space
- Limehouse DLR Station 0.1km
- Private Off-Street Parking
- Offered Chain Free
- Excellent Internal Condition





This beautiful presented 2-bedroom, 2nd floor apartment boasts modern interiors and a prime location in the heart of Limehouse. Spanning 849 sq ft, this property offers a stylish living space with a balcony providing panoramic views of the marina and communal water feature.

Limehouse DLR and Overground station are close by for easy access to Canary Wharf & The City. There are many amenities, & conveniences within easy walking distance, including the riverside pubs, restaurants of Narrow Street, & further local shops, & takeaways on Commercial Road.

**Tenure:** Share of Freehold with a Lease of 971 years approx. remaining.

**Service Charge:** £6,695 pa approx.

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

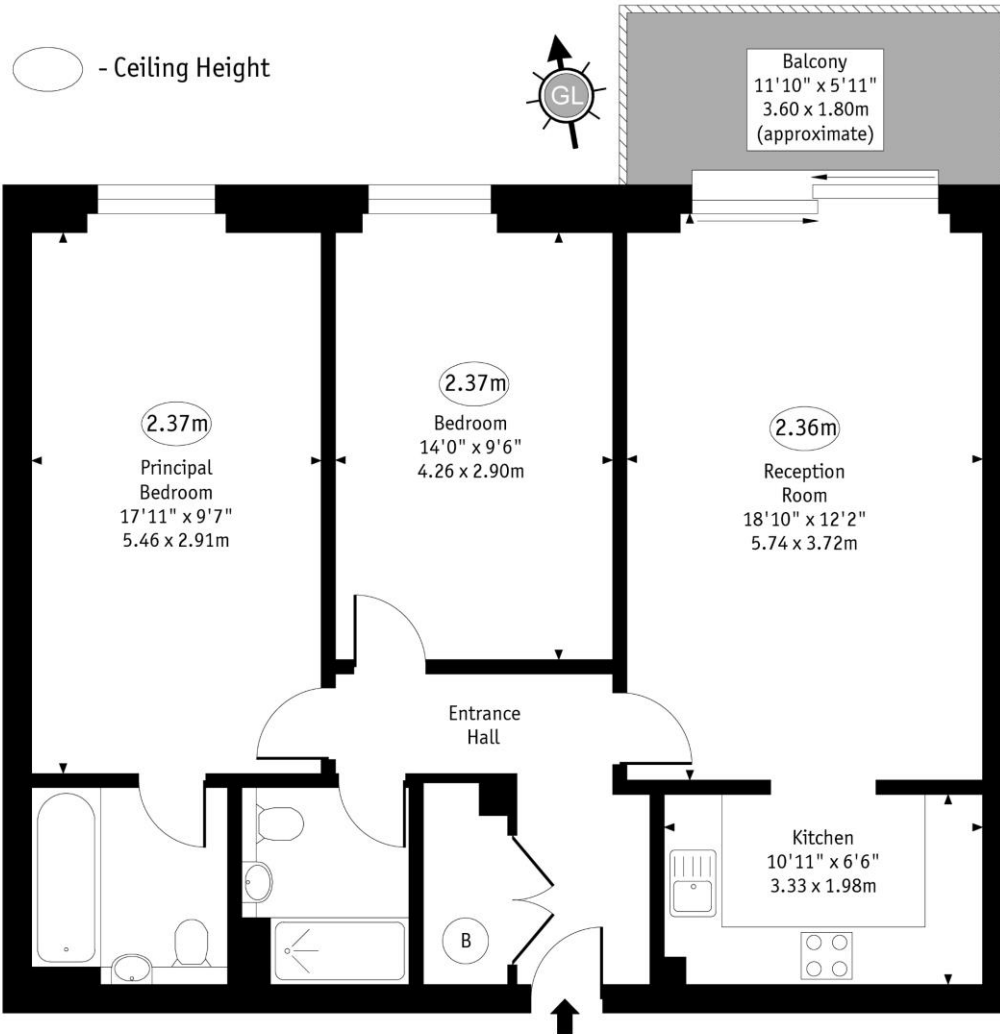
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

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Berglen Court,  
Branch Road, E14



Second Floor

Approx Gross Internal Area 849 Sq Ft - 78.88 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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