



## 153 Cordelia Street, London, E14 6GH

### Guide price £314,995



One Bedroom Apartment with Big Terrace Just Next to Langdon Park DLR, E14

A bright sixth-floor one-bedroom apartment offering 505 sq ft of internal space plus a rare 161 sq ft private terrace. Located directly opposite Langdon Park DLR station and only minutes from Canary Wharf. Long lease, low running costs and excellent connectivity make this a great home or investment.

Private East-Facing Terrace (161 sq ft / 15 m<sup>2</sup>)

Generous outdoor space perfect for dining and relaxing with open Docklands views.  
Directly Opposite Langdon Park DLR

- Private east-facing terrace – approx. 161 sq ft
- Over 500 sq ft internal space
- Directly opposite Langdon Park DLR
- Bright open-plan reception room
- Modern kitchen with island
- Long lease – approx. 234 years remaining
- EWS1 compliant building – recently fully recladed
- Currently let at £1,700 pcm (~6.2 % gross yield) – ready-made investment!

