



# Sherwood Gardens

London, E14

Asking Price £325,000

Situated within a well-maintained residential development in the heart of Canary Wharf, this lovely 1-bedroom apartment situated on the third floor, offers a perfect blend of comfort and practicality.

**CHESTERTONS**



# Sherwood Gardens

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- 1 Bedroom | 1 Bathroom
- Approx. 536 sq. ft of internal living space.
- Secure Entry System
- Residents' Parking (subject to availability)
- Private Balcony



Situated within a well-maintained residential development in the heart of Canary Wharf, this lovely 1-bedroom apartment situated on the third floor, offers a perfect blend of comfort and practicality.

The property boasts wooden flooring throughout, creating a sleek, modern finish while enhancing the sense of space and light across the home. The living area is bright and inviting, with direct access to a private balcony, providing a pleasant outdoor retreat.

The apartment comprises a well-proportioned room, offering flexible living space suited to both relaxing and entertaining. The contemporary layout ensures a natural flow between living, dining, and kitchen areas.

The development benefits from proximity to a wide range of local amenities, including supermarkets, cafés, restaurants, and green spaces, all within easy reach, the property is exceptionally well connected, with excellent transport options nearby. Residents benefit from easy access to DLR services and the Jubilee Line.

**Tenure:** Leasehold 229 years approx. remaining.

**Service Charge:** £3682.06 (Incl. £1,583.77 Service Charge + £257.26 Reserve Fund)

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

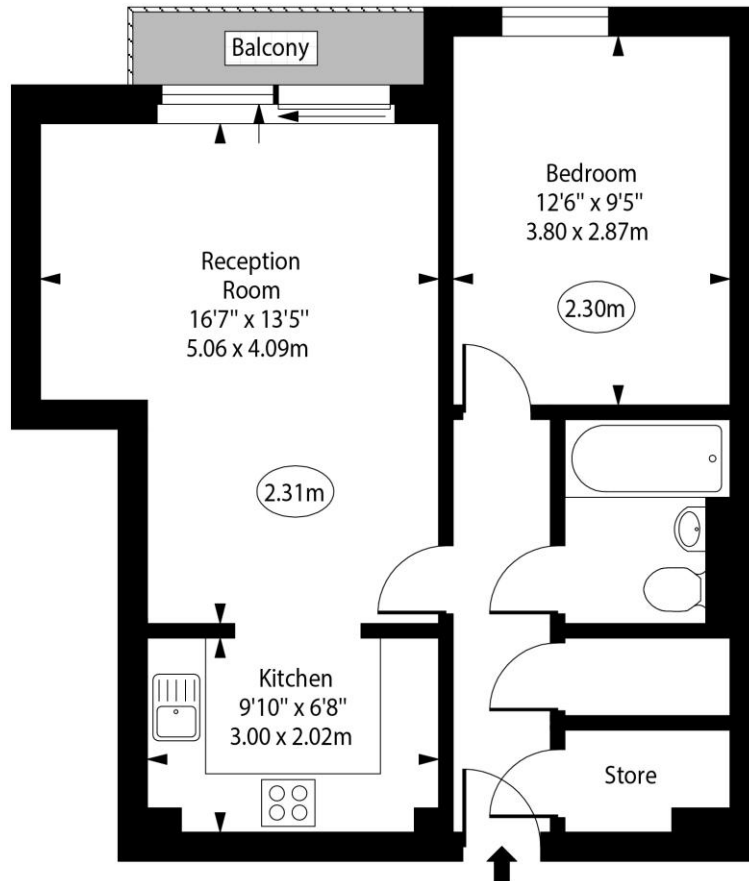
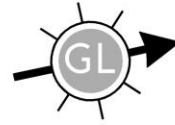
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# Sherwood Gardens, E14

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 536 Sq Ft - 49.79 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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