



# Birchfield Street

London, E14

Offers in excess of £650,000

This spacious, top-floor, two bedroom warehouse conversion boasts high vaulted ceilings with two mezzanine levels and a delightful west-facing private terrace. The apartment comes with an off street parking space.



# Birchfield Street

London, E14

- Two bedroom split level apartment with two mezzanine levels
- Vaulted ceilings
- Two bathrooms
- Large private roof terrace
- Secure off street parking
- Close to Westferry DLR station
- Close to Canary Wharf
- Service charge £3291 approx
- Ground Rent £200
- Leasehold 100 years



This spacious top-floor two-bedroom warehouse conversion boasts a delightful west-facing private terrace. The accommodation is arranged over two floors and can be used in a variety of ways. The principle living area comprises an open-plan kitchen-dining area, with the reception space opening out onto a private roof terrace. The two principle bedrooms rooms have vaulted ceilings and one has a staircase leading to a mezzanine level, which could be used as an office/ study. The family bathroom is located off the main hallway. A staircase gives access to the second floor with a further mezzanine level, which could be used as a third bedroom/ study and has access to a shower room.

The property is a short walk away from Canary Wharf, Elizabeth Line and Westferry DLR station is moments away with direct links to the City, City Airport, Greenwich and Stratford.

**Tenure:** Leasehold 100 years 5 months

**Service Charge:** £3291 approx.

**Ground Rent:** £200 such sum to increase by £200 on every 25th anniversary of the Commencement Date

**Council Tax Band:** D

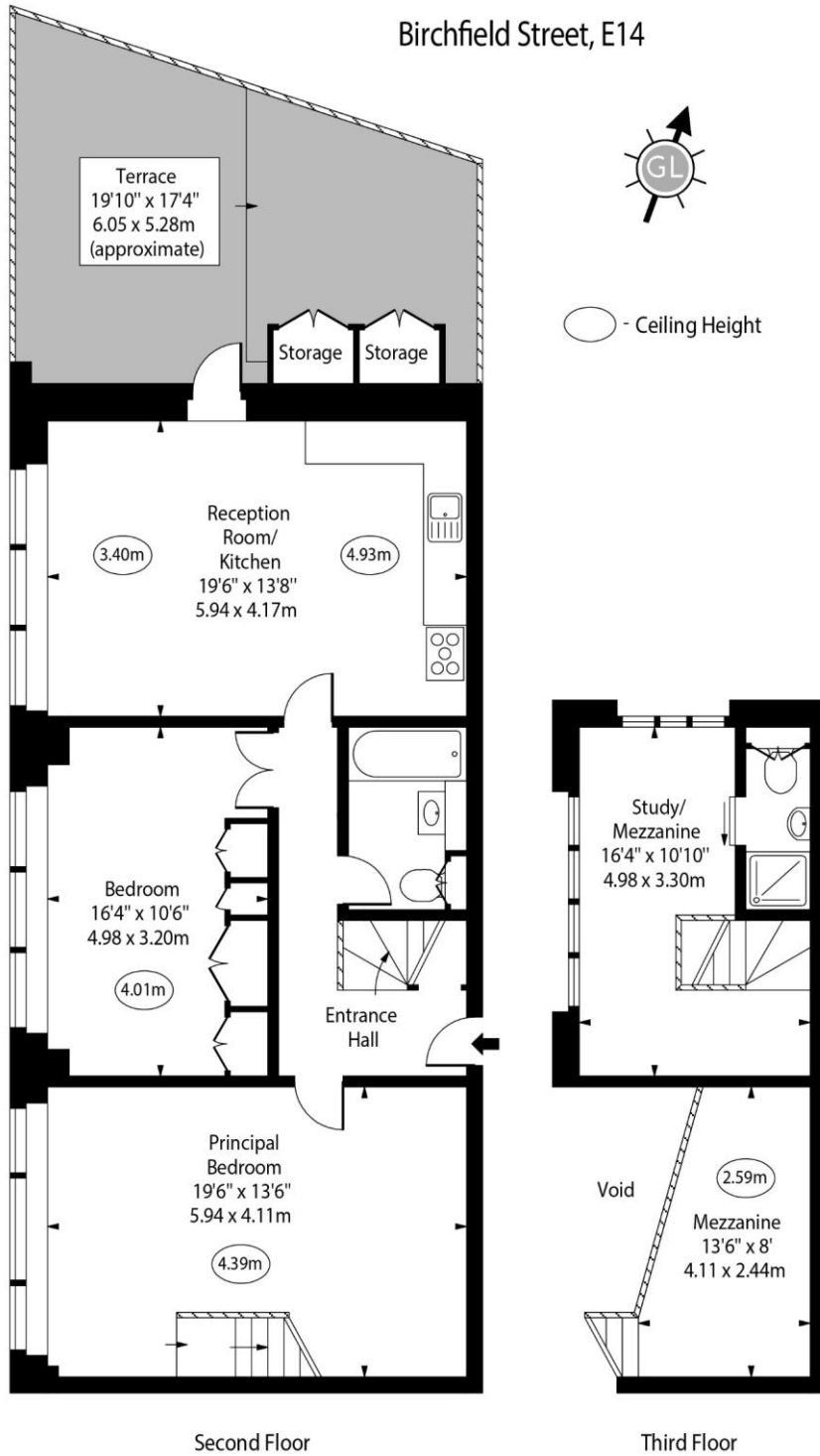
**Local Authority:** Tower Hamlets

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Birchfield Street, E14



Approx Gross Internal Area 1144 Sq Ft - 106.28 Sq M  
(Excluding Void & Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024546K