



# Peninsula Court

121 East Ferry Road, E14

Asking Price £300,000

Chestertons presents this beautiful one bedroom apartment, with private off-street parking, ideally located next to Crossharbour DLR and a short walk from the Canary Wharf financial centre.

**CHESTERTONS**



# Peninsula Court

## 121 East Ferry Road, E14

- One double bedroom
- Modern bathroom
- Wooden flooring
- Private Allocated Parking Space Included
- Crossharbour DLR Station 0.1km
- Close to large supermarket
- CHAIN FREE
- Buy-to-Let Investment Purchase



Chestertons presents this beautiful one bedroom apartment ideally located next to Crossharbour DLR and a short walk from Canary Wharf.

This one-bedroom property is spacious, offering 475sq ft internally and presented well through-out. The reception area is airy and bright, with direct access out onto a communal courtyard, and leads into a separate kitchen area with plenty of storage space. The bedroom continues the spacious theme of the apartment, again, offering plenty of storage and the separate family bathroom is well-appointed as well. The apartment further benefits from its own secure underground parking space, which is included in the lease.

The location of this property means that you are not only a short walk from Canary Wharf, but you have Crossharbour DLR (0.1km) on your doorstep to take you into the City. Additionally, there is also a large Asda superstore minutes away providing excellent access to your plethora of local amenities.

The apartment is currently rented out on an AST at a rate of £1,630pcm (£19,560 pa) representing a gross yield of 6.5%.

**Tenure:** Leasehold 967 years approx. remaining

**Service Charge:** £2,829 pa approx.

**Ground Rent:** £75 pa.

**Local Authority:** Tower Hamlets

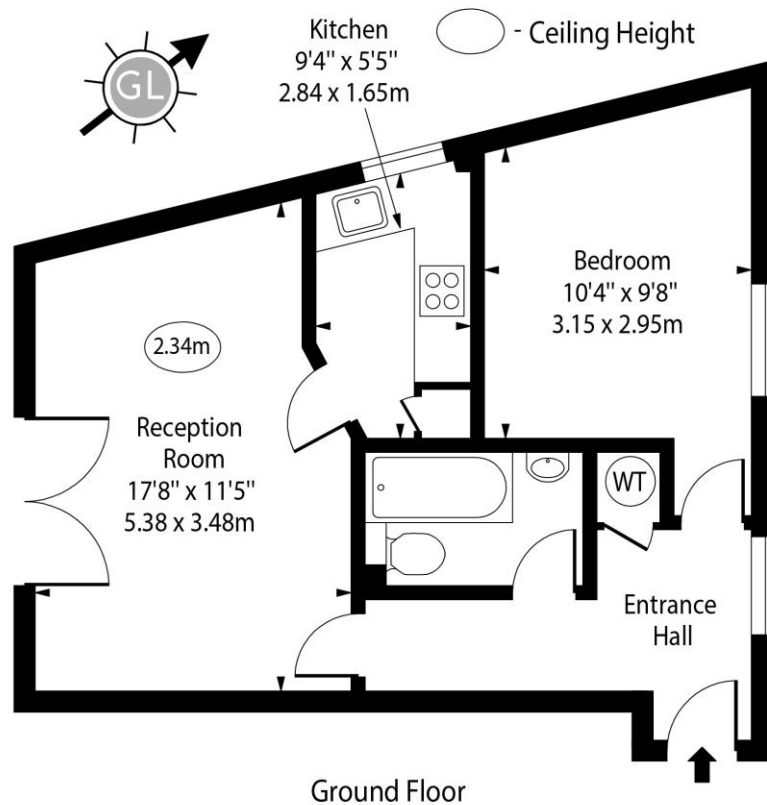
**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chestertons Canary Wharf & Greenwich Sales

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## Peninsula Court, East Ferry Road, E14



Approx Gross Internal Area      475 Sq Ft - 44.13 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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Ref. No. 030363K

