



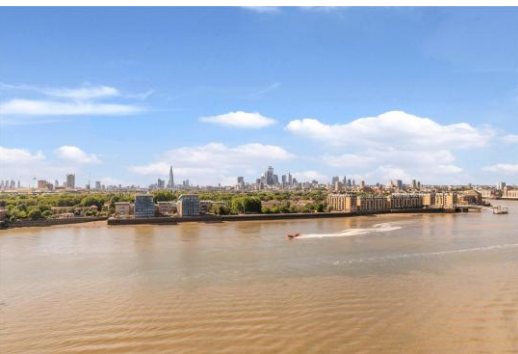
Vanguard Building

18 Westferry Road, E14

Asking Price £1,550,000

An absolutely stunning 3 bedroom, 3 bathroom duplex penthouse with 2 large, private terraces in Millennium Harbour. The property boasts one of the most enviable, unobstructed views of the Thames & The City to be found in Canary Wharf. Chain-free.

CHESTERTONS



Vanguard Building

18 Westferry Road, E14

- 1935sq ft 3 bedroom 3 & 1/2 bathroom duplex penthouse apartment.
- Stunning & unobstructed West-facing river & City views.
- Double-height reception room; floor-to-ceiling windows.
- 2 private roof terraces.
- Secure development with 24hr concierge at the top of Westferry Road.
- 2 secure allocated parking spaces; offered chain-free.



An absolutely stunning 3 bedroom, 3 bathroom duplex penthouse with double-height ceilings & windows in the reception room, 2 private terraces, boasting one of the most enviable, unobstructed views of the River Thames, & The City, to be found in Canary Wharf.

Situated in the desirable Millennium Harbour development, this penthouse is located in the Vanguard Building. Accessed via a key-operated lift to securely access the penthouse level. The property extends to approximately 1935sq ft internally & offers a generous, West-facing reception room with adjoining private, river-facing terrace, double-height ceilings & floor-to-ceiling windows for a grand feeling of space & an abundance of natural light. There is a 2nd mezzanine reception room upstairs adjoining the principal bedroom, which offers the same aspect, view & light. The main reception room is well over 500sq ft, & adjoins a semi-open kitchen with modern appliances, including a gas range cooker, most unusually, American-style fridge/freezer, built-in coffee machine & plentiful work surfaces & built-in storage.

The property benefits from 3 large double bedrooms, all with en suite bathrooms. The principal bedroom is located on the upper floor, next to a private terrace offering panoramic views of Canary Wharf & the river, & the mezzanine reception room, which would make an excellent office, library, home gym or yoga area. Bedrooms 2 & 3 are located on the lower level, separated from the main living area. There is additionally a guest W/C, next the reception & entrance hall.

Millennium Harbour is a secure, 100% private, gated development with a 24 hour concierge, communal gardens & a residents' gym. Millennium Harbour is favourably-located at the top of Westferry Road, on the doorstep of Canary Wharf & all of its offices, shops, bars & restaurants. Nearby transport links include: Canary Wharf Jubilee Line, Heron Quays DLR (1km), Elizabeth Line (1.3km) stations. [All times & distances are approximate.] The property is sold with 2 secure, allocated parking spaces, & is offered chain-free. A satisfactory EWS1 form is available.

Tenure: Leasehold – 969 years remaining approx.
Service Charge: £13,310pa approx.
Ground Rent: £450pa
Local Authority: Tower Hamlets
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	70	72
(65-80)	D		
(55-64)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

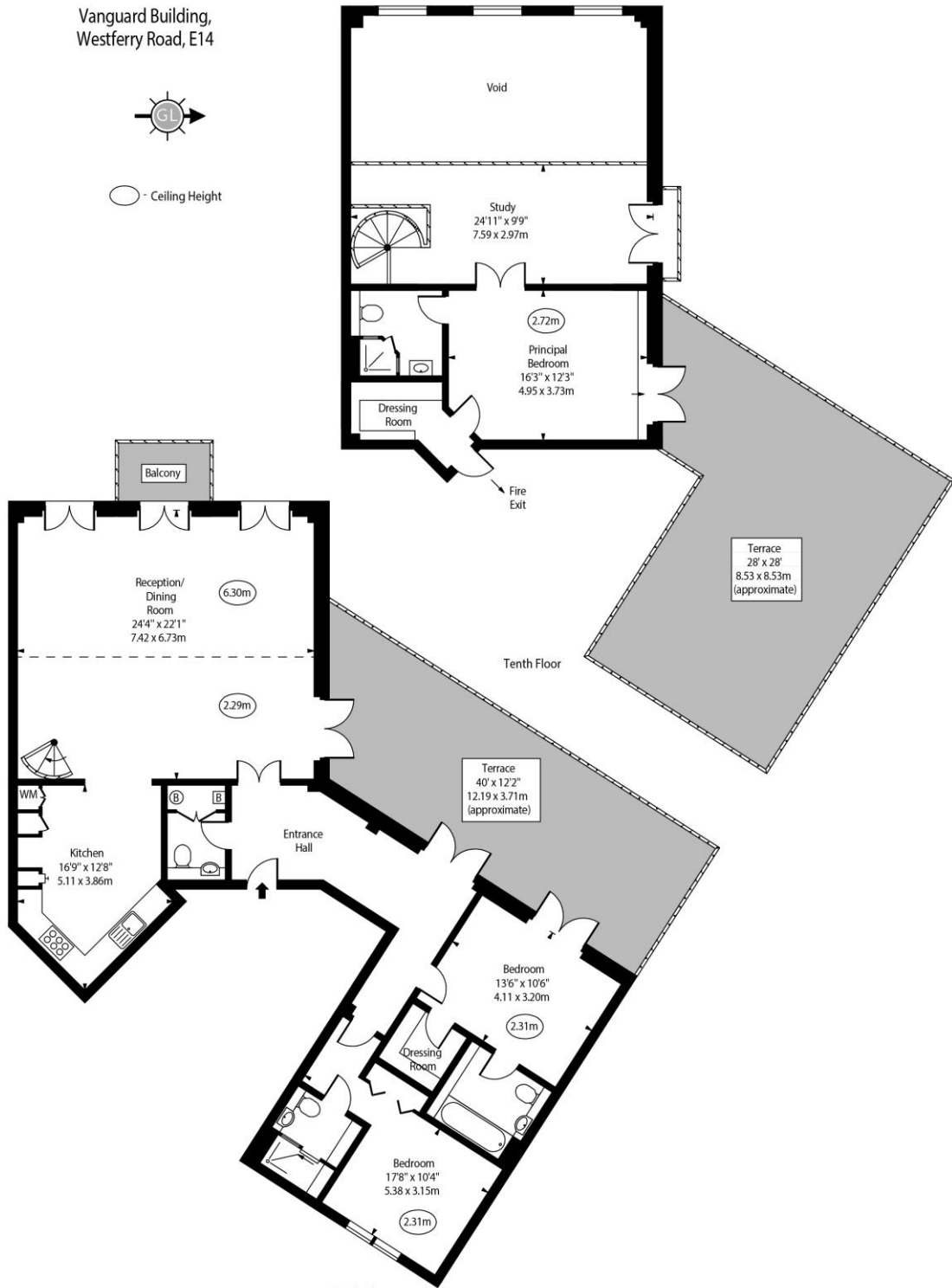
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Vanguard Building,
Westferry Road, E14



○ - Ceiling Height



Ninth Floor

Approx Gross Internal Area 1935 Sq Ft - 179.76 Sq M
(Excluding Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 018534M

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