



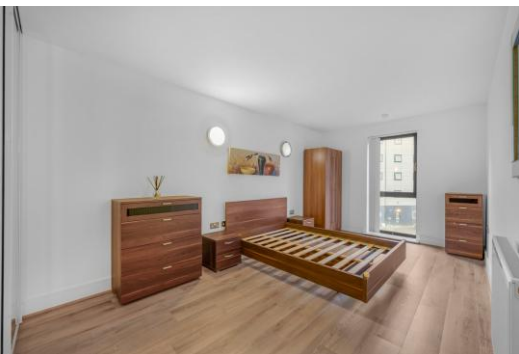
Mercury House

2 Jude Street, E16

Asking Price £400,000

An immaculate two bedroom, first floor apartment with private balcony set within a very secure modern development in Canning Town, E16. This property benefits from private parking and on-site concierge and superb transport links for Canning Town.

CHESTERTONS



Mercury House

2 Jude Street, E16

- Immaculate Condition.
- Two Bedrooms.
- Two Bathrooms.
- Private Balcony.
- Private Parking.
- Superb Transport Links.
- Close to Keir Hardie Park.
- Great Investment Opportunity.



An immaculate two bedroom, first floor apartment with private balcony set within a very secure modern development in Canning Town, E16. This property benefits from private parking and on site concierge. Mercury House is superbly located for a myriad of transport links, including access to Canning Town station, offering DLR and Jubilee Line connection servicing Canary Wharf and London Bridge within a few minutes. For those wanting connection to Elizabeth Line at Custom House, access via Royal Victoria DLR is also within close proximity. This property offers a superb first time buyer or buy to let opportunity. The green spaces of Keir Hardie Recreation Park is also close by.

Buyers should check with their mortgage provider their lending criteria for EWS1 non rated buildings. Mercury House has secured funding for remedial works at no cost to any leaseholder and these works have already been approved, which should meet the criteria of any large lender.

Tenure: Leasehold 130 years approx. remaining.

Service Charge: £3,819 pa approx.

Ground Rent: £300 pa.

Local Authority: Newham

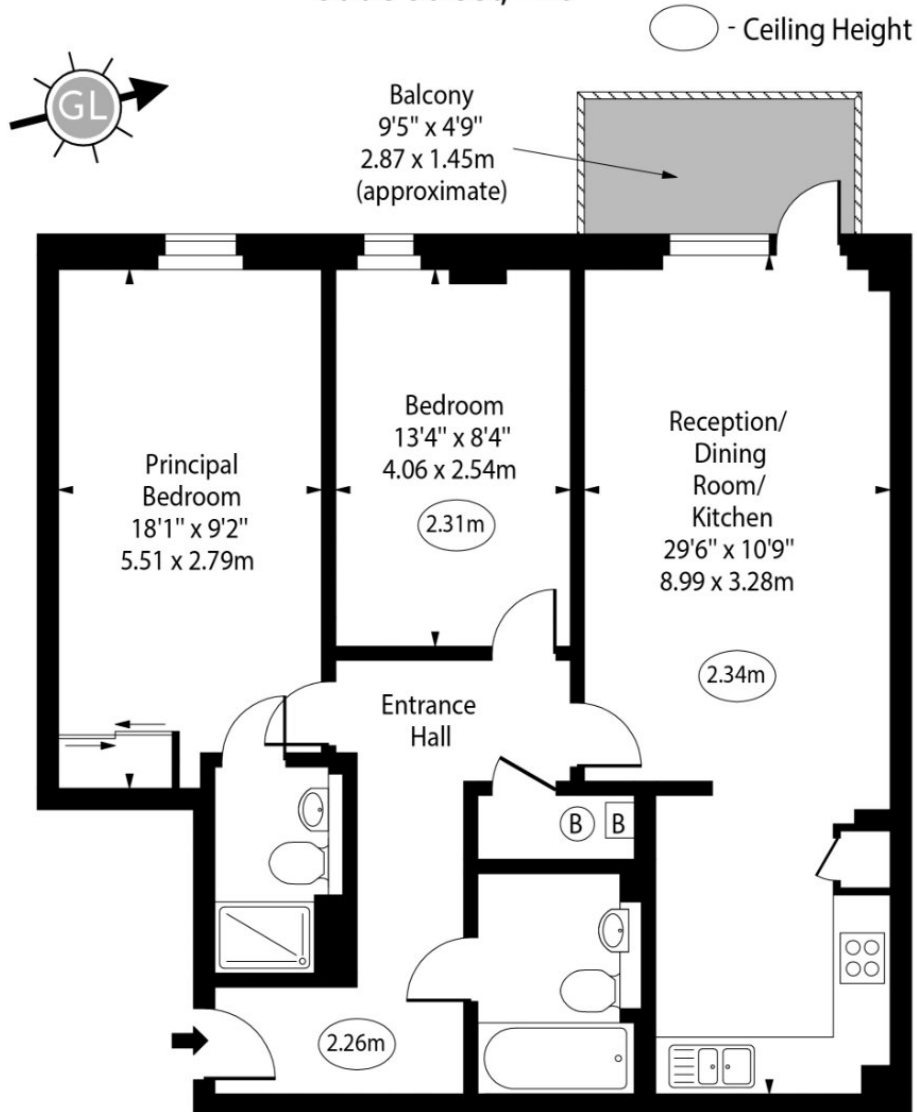
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	82	82
(69-80) C		
(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		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
chestertons.co.uk

Mercury House, Jude Street, E16



First Floor

Approx Gross Internal Area 792 Sq Ft - 73.58 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.

www.goldlens.co.uk
Ref. No. 033405M

