



# Balladier Walk

London, E14

Offers in Excess of £600,000

Embrace the allure of waterside living with this rare-to-market, three-bedroom house along Limehouse Cut, with captivating canal views, off-street parking and a south-facing private garden.

**CHESTERTONS**



# Balladier Walk

London, E14

- Rare To Market Freehold Townhouse
- Three Bedrooms | One Bathroom
- South-Facing Private Garden
- 876sq ft Internal Living Space
- Allocated Off-Street Parking
- Exceptional Internal Decor/Finish
- Chain-Free



A recently refurbished three-bedroom, freehold house on Balladier Walk that offers over 870sq ft of internal living space comprising of a bright and welcoming reception area, a fully fitted modern kitchen with built-in dining/breakfast bar area. The reception room leads to a private South-facing Garden with a handy shed for an additional storage option, and there is a separate downstairs W/C for guests. Upstairs there are three good-sized double bedrooms, with the principal bedroom fitted with a set of full-width, built-in wardrobes. The beautifully finished three-piece bathroom suite is also on this level as well.

Balladier Walk is a modern development of townhouses located along Limehouse Cut, creating scenic views over the canal and pleasant towpath walks. Access in/out of the Canary Wharf Financial District, the City of London or further afield to Stratford can be sought via the DLR. There are two stations options available at Langdon Park (0.4km) or Devons Road (0.5km).

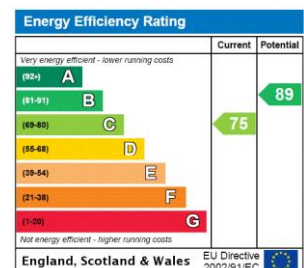
**Tenure:** Freehold

**Service Charge:** £584 pa Communal area cleaning, caretaking and lighting

**Ground Rent:** N/A

**Local Authority:** Tower Hamlets

**Council Tax Band:** E



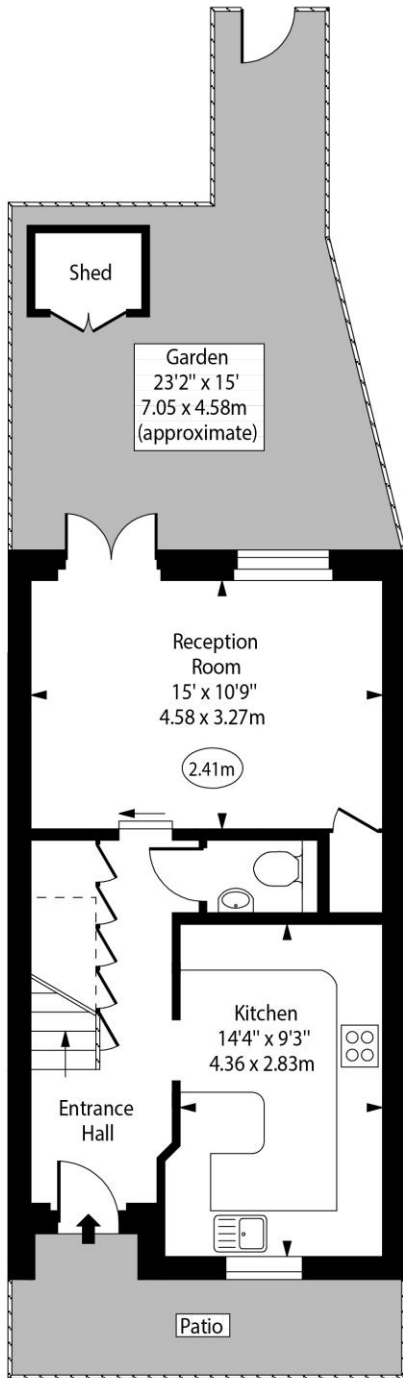
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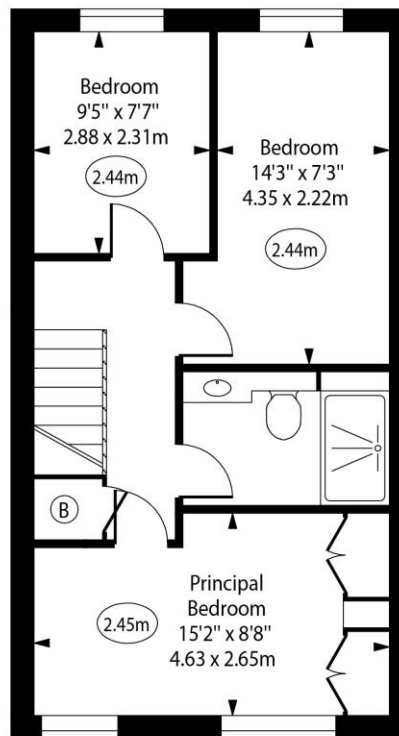
Balladier Walk, E14



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

876 Sq Ft - 81.38 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. 030446J

