

Boardwalk Place

London, E14

Asking Price £550,000

A very spacious 866sq ft 2 bedroom 2 bathroom apartment in the extremely well-located Boardwalk Place development, next to Canary Wharf. The apartment boasts a bright, South-facing aspect & views towards the Blackwall Basin from all principal rooms.

CHESTERTONS









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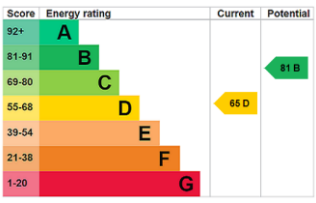
- 866sq ft 3rd floor 2 bedroom 2 bathroom apartment with balcony.
- South-facing with dock views from all principal rooms.
- Exceptional location right next to Canary Wharf.
- Underground parking; offered chain-free.
- B2-rated EWS1: Developer Pledge funding, works underway.



A very spacious 866sq ft 2 bedroom 2 bathroom apartment in the extremely well-located Boardwalk Place development, next to Canary Wharf. The apartment boasts a bright, South-facing aspect & views towards the Blackwall Basin from all principal rooms. The development's marina & dockside setting creates a unique atmosphere, offering a welcome retreat from the pace of city life. Canary Wharf's world-class amenities are just a short walk away, providing an extensive selection of restaurants, cafés, bars, luxury shopping, supermarkets, and leisure facilities. Residents are within easy reach of the vibrant retail and dining destinations at Canary Wharf, including Waitrose, Jubilee Place, Crossrail Place and the many waterfront restaurants and entertainment venues the area has to offer. Transport connections are exceptional, with Canary Wharf Station (Elizabeth Line and Jubilee Line), Blackwall DLR and Poplar DLR all within close proximity, providing swift access to the City, West End, London City Airport, Stratford and beyond. The Elizabeth Line offers fast journey times across London, while Thames Clippers river services provide an alternative and scenic route into central London. The property comes with a secure, allocated parking space & is offered chain-free.

NB. Boardwalk Place currently has a B2-rated EWS1. The developer, Bellway Homes will be remediating under the government's Developer Pledge, at no cost to lessees. Works are currently underway.

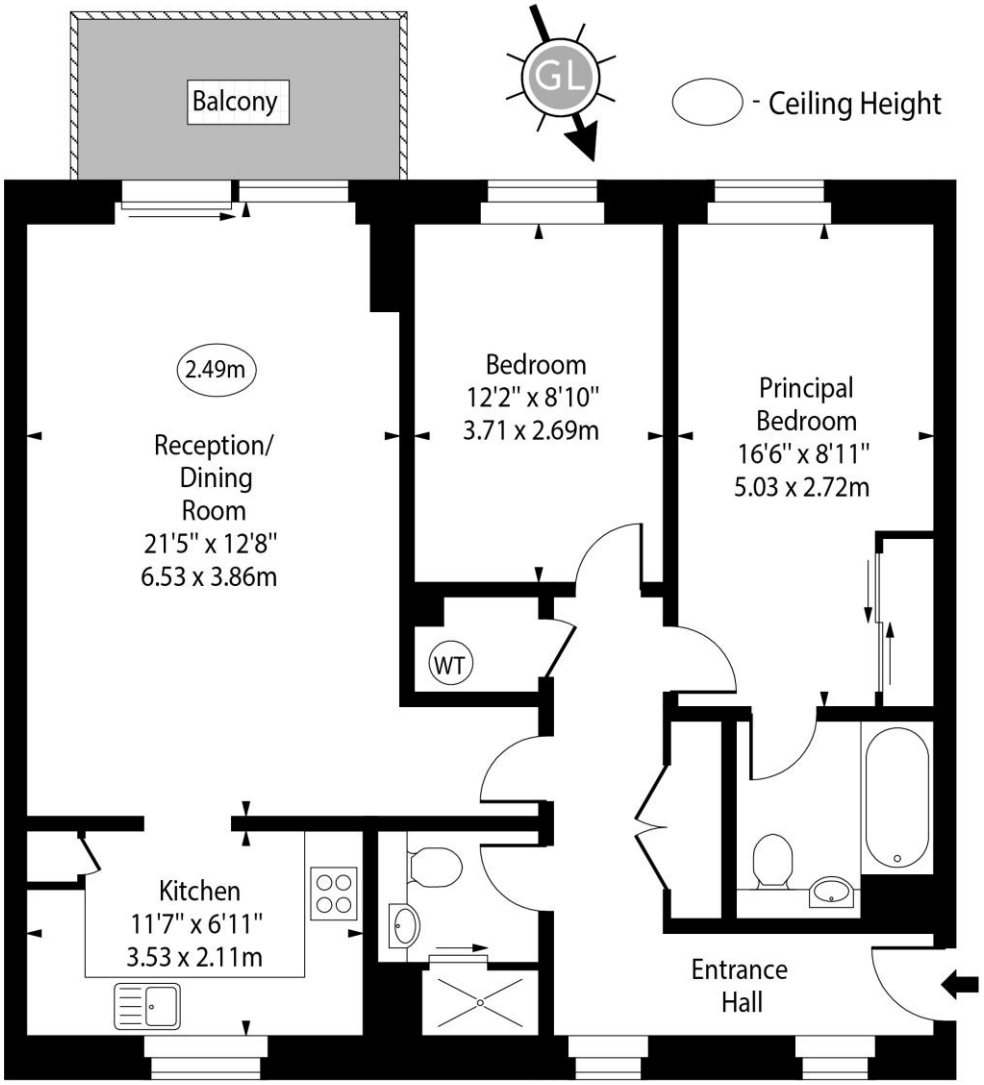
Tenure:	Leasehold – 970 years remaining approx.
Service Charge:	£7,784pa approx. (£5,565 SVC+£2,219 buildings insurance)
Ground Rent:	£200pa
Local Authority:	Tower Hamlets
Council Tax Band:	E



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Boardwalk Place, E14



Third Floor

Approx Gross Internal Area 866 Sq Ft - 80.45 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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