



## **Celestial House, 153 Cordelia Street**

**, London, E14 6GH**

**Asking price £330,000**



Docklands Apartment with 161 sq ft Private Terrace | Opposite Langdon Park DLR | Minutes to Canary Wharf



## Main Description

Situated on the sixth floor of Celestial House within the Equinox Development, this well-presented one-bedroom apartment offers bright living space, a private terrace and excellent transport connections in the heart of Docklands.

Apartments within the development offering private terrace space are not commonly available.

The property provides approximately 505 sq ft of internal accommodation, complemented by a private east-facing terrace measuring around 161 sq ft. Outdoor space of this size is not common among apartments in the immediate area and offers a pleasant extension to the living space for relaxing or entertaining.

Inside, the apartment features a bright open-plan reception room with floor-to-ceiling windows that bring in plenty of natural light. The adjoining kitchen is fitted with integrated appliances and a central island, creating a practical and sociable layout.

The double bedroom includes a built-in wardrobe providing useful storage, while the bathroom is finished with a modern three-piece suite.

Celestial House has recently undergone external refurbishment and recladding works, bringing the building in line with current safety standards.

## LOCATION

One of the apartment's key advantages is its excellent transport connectivity.

Langdon Park DLR Station is located directly opposite the building, providing convenient access to:

- Canary Wharf – approx. 10 minutes
- Stratford / Westfield – approx. 10 minutes
- City of London – approx. 20 minutes

The surrounding area offers a mix of local cafés, restaurants, green spaces and neighbourhood shops, while the amenities of Canary Wharf are also within easy reach.

## PROPERTY INFORMATION

Internal Area: 47 sq m / 505 sq ft

Terrace: 15 sq m / 161 sq ft

Lease: Approx. 234 years remaining

Service Charge: Approx. £1,740 per year

Ground Rent: Approx. £420 per year

Council Tax Band: C – approx. £1,351 per year

Please note: The marketing photographs were taken when the property was vacant, newly refurbished and furnished. The images are staged to demonstrate the potential of the apartment.

For further information or to arrange a viewing, please contact the selling agent.

### Lounge / Dining / Kitchen 15'9 x 18'6 (4.80m x 5.64m)

Bright open-plan reception room

### Bedroom 12'11 x 10'8 (3.94m x 3.25m)

### Kitchen

### Bathroom 9'5 x 6'8 (2.87m x 2.03m)

### Hallway

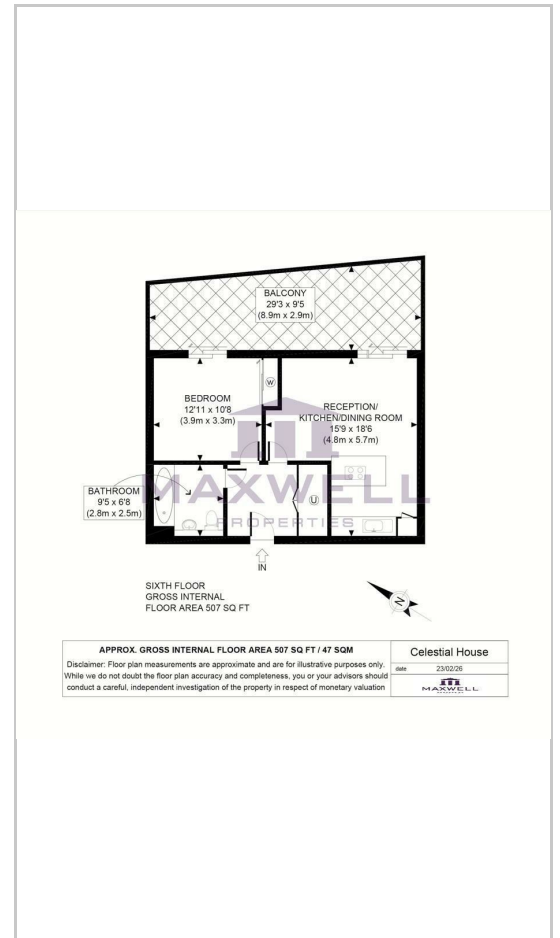
### Private Terrace 29'3 x 9'5 (8.92m x 2.87m)

Private terrace – approx. 15 sq m / 161 sq ft

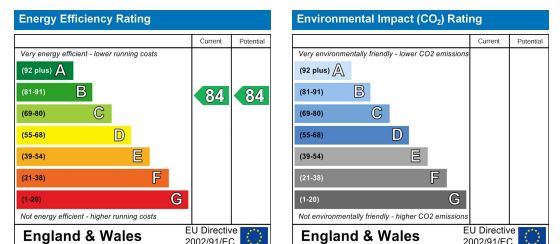
## Area Map



## Floor Plans



## Energy Efficiency Graph



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