



# Whitby House

26 Marsh Wall, E14

Asking Price £350,000

A brilliant one-bedroom apartment of over 500sq ft in Whitby House, with an open-plan living space, a large double bedroom, and located within a short walk of Canary Wharf and Heron Quay Stations.

**CHESTERTONS**



# Whitby House

## 26 Marsh Wall, E14

- One bedroom apartment
- Modern development
- Integrated appliances
- Fourth Floor
- Close to Canary Wharf DLR & Jubilee Stations
- Bicycle Storage



This beautiful one-bedroom apartment, set on the fourth floor of a secure, contemporary development, boasts 514sq ft of internal living space which comprises of a bright open-plan living space, a generous bedroom and modern 3-piece bathroom suite.

Whitby House benefits from being moments from the fantastic selection of shops, bars and restaurants in Canary Wharf while being close to the River Thames. Connectivity to public transport is ample with access to tube, DLR, bus network and even Thames clipper all close by. The nearest stations are Heron Quay DLR and Canary Wharf tube within a short walking distance.

**Tenure:** Leasehold 108 years approx. remaining.

**Service Charge:** £3,396 pa approx.

**Ground Rent:** £0

**Local Authority:** Tower Hamlets

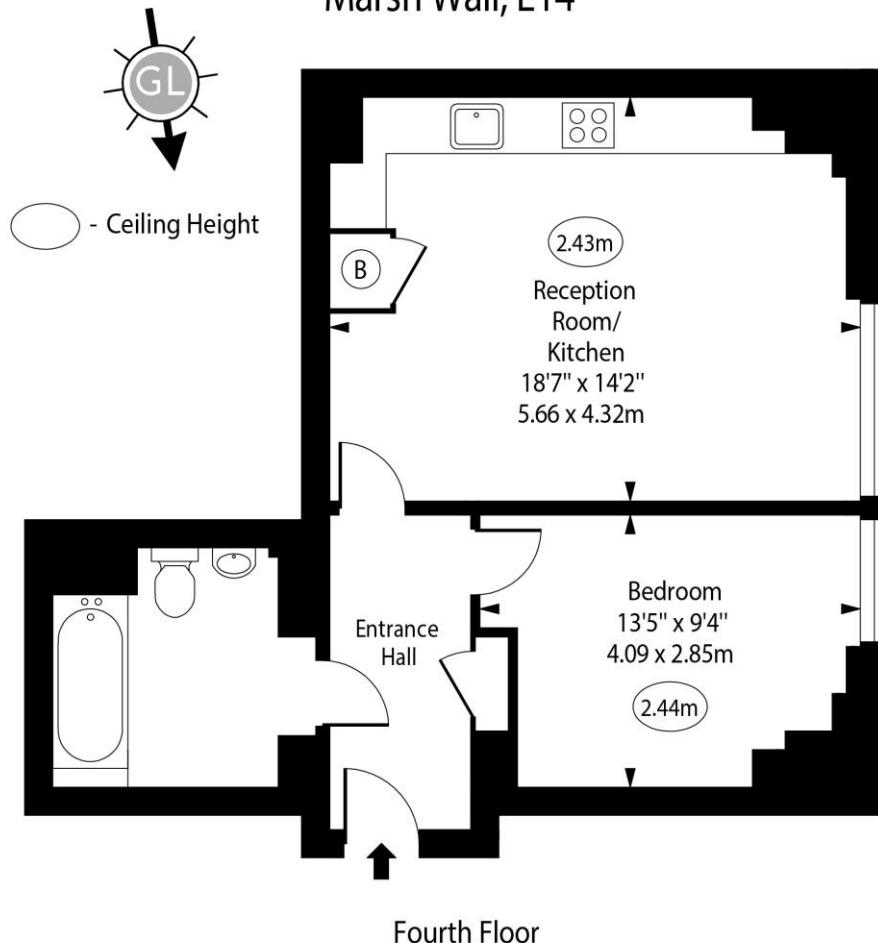
**Council Tax Band:** D

| Energy Efficiency Rating                                |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs<br>(82-100) | A       | 81                      |
| (81-61)   | B       | 81                      |
| (60-40)   | C       |                         |
| (59-58)   | D       |                         |
| (57-54)   | E       |                         |
| (21-36)   | 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

## Whitby House, Marsh Wall, E14



Approx Gross Internal Area      514 Sq Ft - 47.75 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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