



Vespucci Court

45 Aston Street, E14

Offers in excess of £350,000

A beautifully presented one-bedroom apartment situated in the sought-after Vespucci Court, boasting panoramic city skyline views.

CHESTERTONS



Vespucci Court

45 Aston Street, E14

- 1 Bedroom | 1 Bathroom
- Lovely condition throughout
- Kitchen includes integrated Bosch appliances
- Exceptional city skyline views
- Private balcony with winter garden
- Private Gym for residents
- Communal bike storage available



A beautifully presented one-bedroom apartment situated in the sought-after Vespucci Court, boasting panoramic city skyline views. The property is offered in excellent condition throughout, featuring a modern kitchen furnished to a high standard, wooden flooring in the living area that seamlessly extends to a private balcony. The bedroom is finished with soft carpeting, creating a comfortable and relaxing retreat. Residents can benefit from a private gym and a 24-hour security service, all set within the peaceful and well-maintained development.

The development is located in a popular area with a great selection of cafés, restaurants, and local amenities nearby. Dockside walkways and green spaces offer a pleasant place to relax, while Canary Wharf's shops and dining options are close by.

Limehouse station (DLR and National Rail) is just 400m away, providing easy access to the city, Canary Wharf, Stratford, and surrounding areas, making it ideal for commuters. The property also benefits from excellent local amenities, with Stepney City Farm just around the corner, Bread Street Kitchen by Limehouse Marina nearby, close proximity to Mile End Park, and walking distance to a selection of historic pubs between the Limehouse and Wapping areas.

Tenure: Leasehold 239 years approx. remaining

Service Charge: £3,777 pa

Ground Rent: £250 pa

Local Authority: Tower Hamlets

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

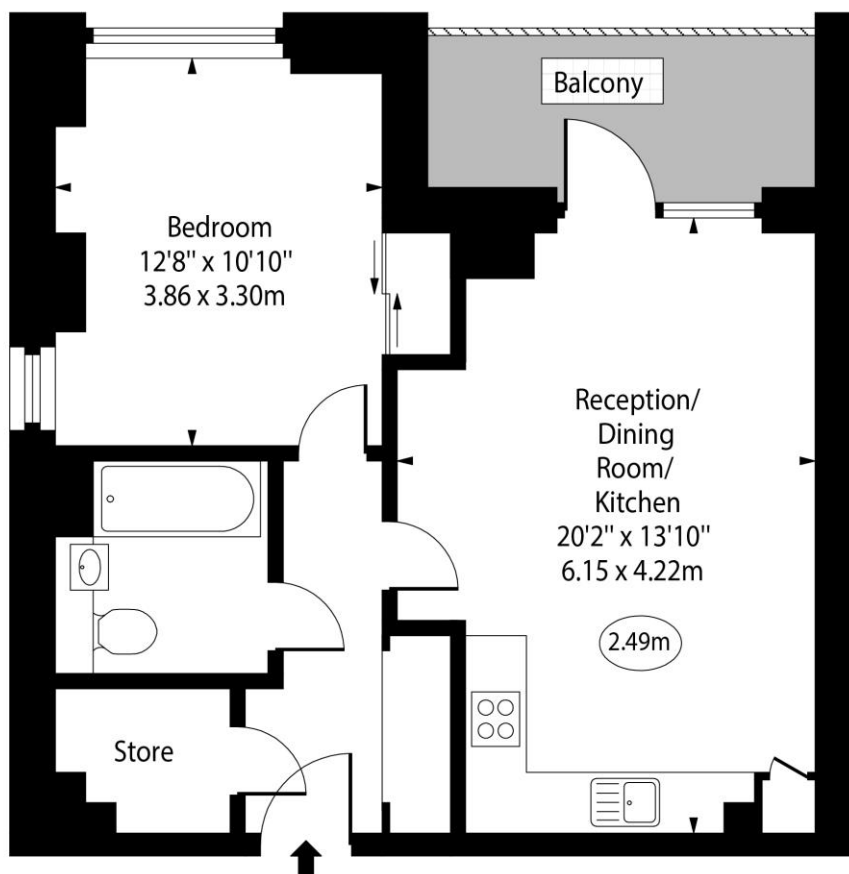
Chestertons Canary Wharf & Greenwich Sales

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

Vespucci Court,
Aston Street, E14



○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area 552 Sq Ft - 51.28 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. 030267K

