



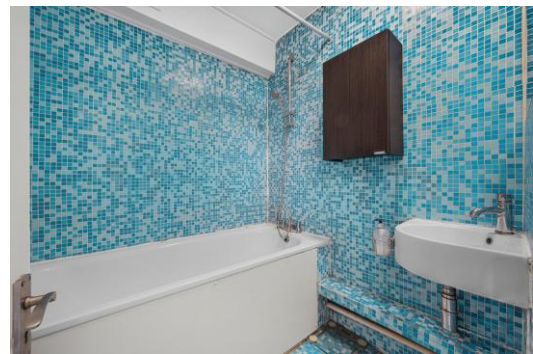
Troon House

White Horse Road, E1

Asking Price £350,000

Set within the established Troon House development on White Horse Road, this 2-bedroom flat offers comfortable contemporary living in a well-connected Canary Wharf location.

CHESTERTONS



Troon House

White Horse Road, E1

- 2 Bedrooms | 1 Bathroom
- Approx 700 sq.ft of Internal Living Space.
- Contemporary bright and neutral interior throughout.
- Balcony terrace.
- Well-connected Limehouse location.
- Excellent DLR connections to Bank, Canary Wharf, Greenwich and London City Airport
- Convenient access to Stepney Green, Shadwell and Mile End Underground stations



This lovely 2-bedroom apartment has been finished in a clean, contemporary style, with crisp white walls creating a bright and versatile interior. The kitchen features warm wooden counters and matching wooden cabinetry, complemented by coordinating wooden flooring throughout the living area, creating a seamless and welcoming space ideal for both relaxing and entertaining. The bedrooms are finished with soft grey carpet, adding warmth and comfort while maintaining the apartment's modern neutral aesthetic.

The property is ideally positioned for convenient London living, with Limehouse Station approximately 200 metres away, providing both DLR and National Rail services. The DLR offers excellent connections to Bank, Tower Gateway, Canary Wharf, Greenwich and London City Airport, while nearby Stepney Green, Shadwell and Mile End stations provide additional Underground connections. The location also benefits from a comprehensive local bus network, providing easy access to surrounding areas and Central London, making it particularly convenient for commuters and those looking to explore the capital. A wide range of amenities can be found close to the property, including supermarkets, local shops, cafés, restaurants and everyday services around Commercial Road, Limehouse, Whitechapel and Watney Market. The surrounding area also offers parks, leisure facilities and recreational spaces, including the nearby Whitehorse Adventure Playground. Combining a contemporary interior with excellent transport links and a wealth of local amenities.

Tenure: Leasehold 82 years approx. remaining. (Currently aiming for a lease extension)

Service Charge: £2,584 pa approx.

Ground Rent: £10 pa.

Local Authority: Tower Hamlets

Council Tax Band: B

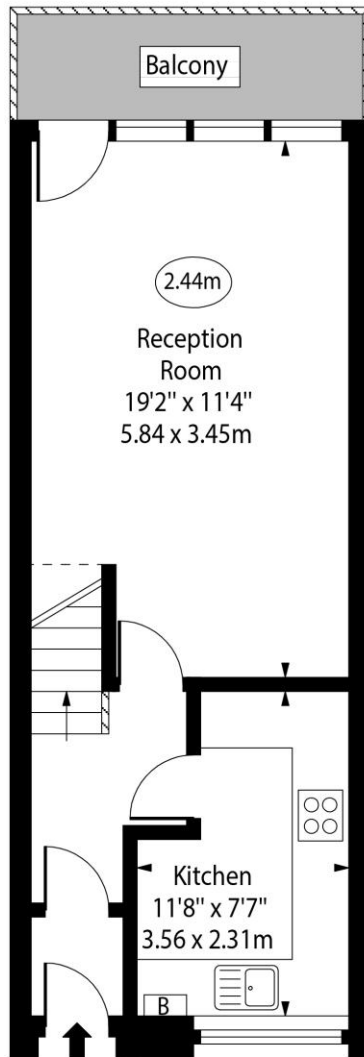
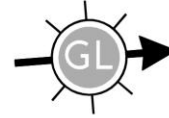
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	76 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

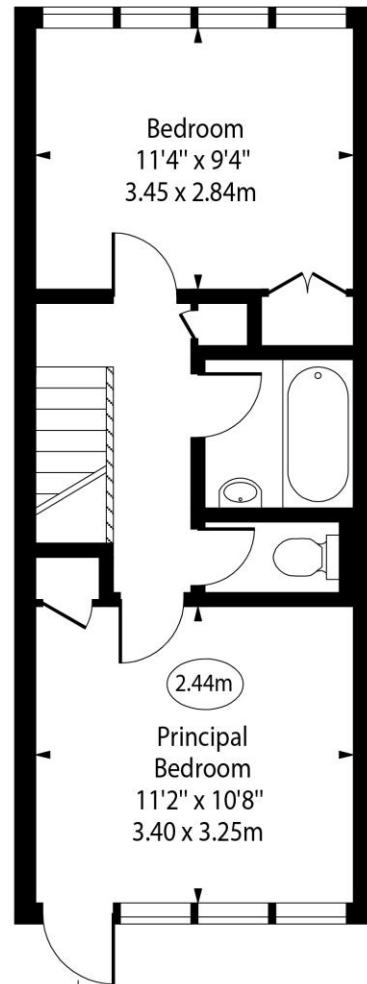
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Troon House,
White Horse Road, E1

○ - Ceiling Height



Fifth Floor



Fire Exit

Sixth Floor

Approx Gross Internal Area

700 Sq Ft - 65.03 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. 033219K

