



## **Cotall Street, London, E14 6TL**

**£450,000**

A 2 double bedroom 2 bathroom apartment for sale within this sought after canal side development 'The Boat House' E14

Open plan living room with luxury fitted kitchen, access to a large terrace with lovely views over Bartlett Park, 2 double bedrooms and 2 luxury bathroom suites.

New carpet to both bedrooms & redecorated throughout!

'The Boat House' is situated between Bartlett Park and the Limehouse Cut canal, short walk to Westferry DLR station and a short walk into Canary Wharf.

Tesco Express, local shops and on site café looking over the Limehouse Cut canal.

GROUND RENT £300 PA / SERVICE CHARGE £4581 PA / LEASE 237 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 DOUBLE BEDROOMS
- LIMEHOUSE CUT CANAL
- CHAIN FREE
- WALK TO STATION & SHOPS
- 2 BATHROOMS
- 4th FLOOR
- REDECORATED THROUGHOUT
- PARK VIEWS
- TERRACE
- NEW CARPETS TO BOTH BEDROOMS

# Cotall Street, London, E14 6TL



THE BOATHOUSE



BATHROOM



VIEW OVER THE PARK



HALLWAY



RECEPTION



BEDROOM

# Cotall Street, London, E14 6TL



**EN SUITE SHOWER ROOM**



**KITCHEN**



**BEDROOM**



**BALCONY**



**THE BOATHOUSE**



**RECEPTION**

**Cotall Street, London, E14 6TL**



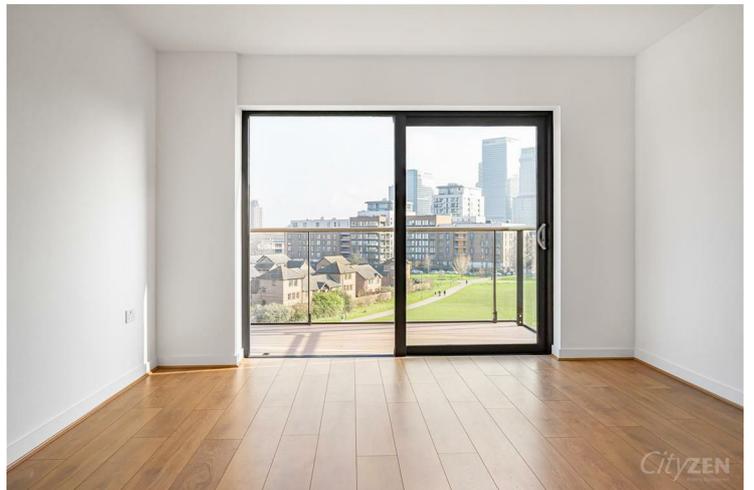
**BEDROOM**



**HALLWAY**



**RECEPTION**



**RECEPTION**



**BEDROOM**



**BALCONY**

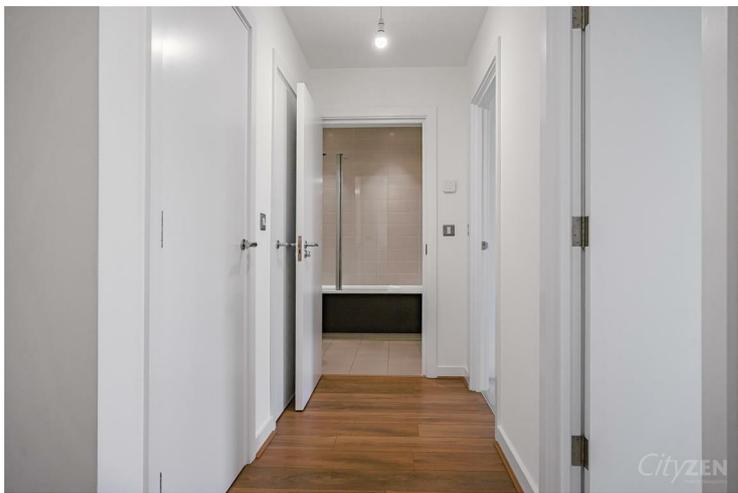
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**RECEPTION**



**KITCHEN**



**HALLYWAY**



**BEDROOM**

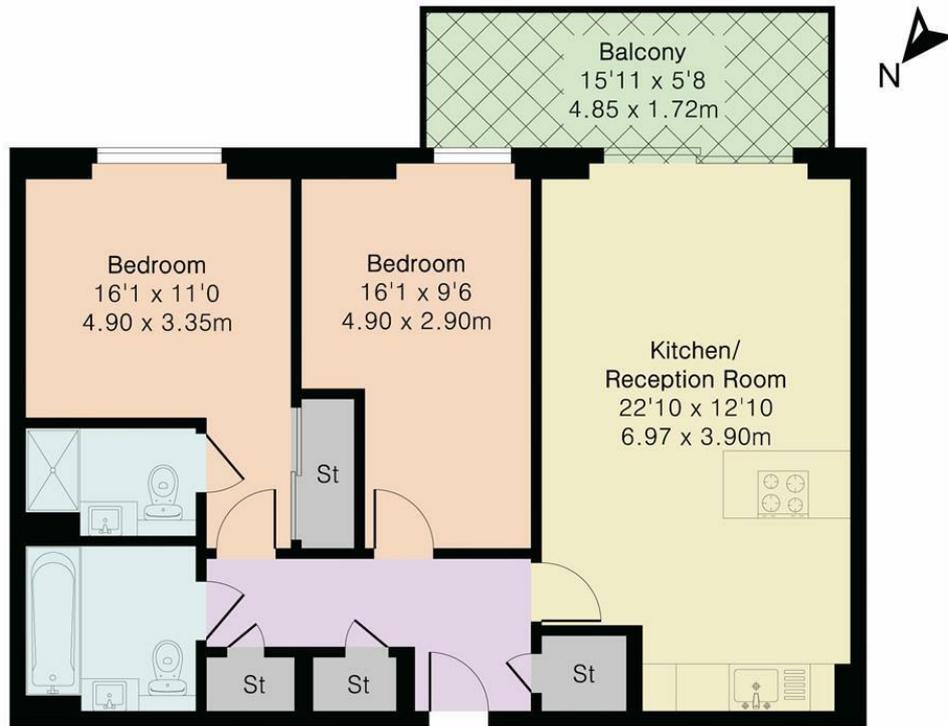


**BEDROOM**



**RECEPTION**

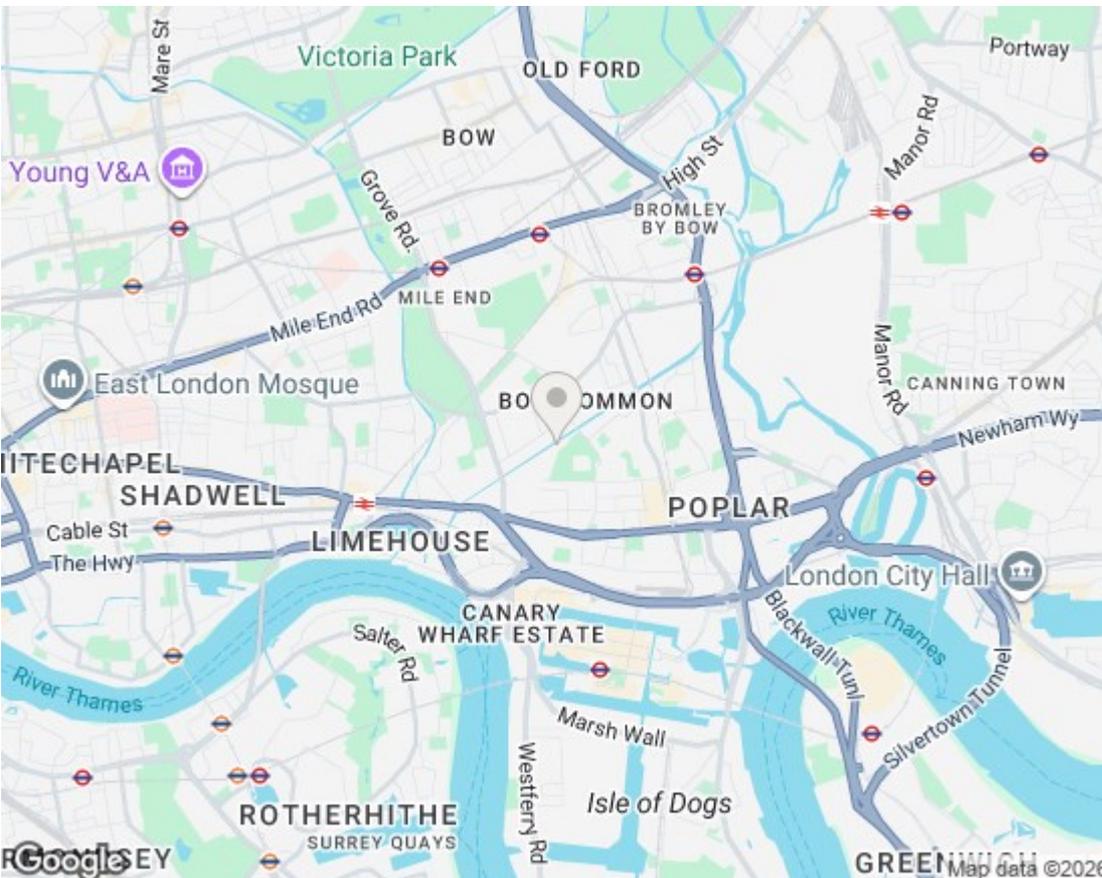
# Approximate Gross Internal Area 781 sq ft - 73 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.