



# City Tower

3 Limeharbour, E14

Asking Price £300,000

A well-presented 1-bedroom apartment with balcony set over the 4th floor of the ever popular and superbly positioned City Tower, located close to the Crossharbour DLR station.



# City Tower

3 Limeharbour, E14

- One Bedroom in Sought After City Tower.
- Private Balcony.
- 5th Floor.
- Long Lease.
- Superbly Positioned for Access to Crossharbour DLR and Canary Wharf.
- 24 Hour Concierge.



A very well presented 1-bedroom apartment with balcony set over the 4th floor of the ever popular and superbly positioned City Tower, located in Limeharbour.

City Tower offers superb access into Canary Wharf and Crossharbour DLR, which is across the road which connects to Canary Wharf in 4 minutes and Bank in 15 minutes. Mudchute Park is also close by for those wanting green spaces! City Tower also comes with 24-hour concierge.

EWS1 – B2 status – application has been submitted to the building safety fund for remediation works. Please take advice from your mortgage advisor on the best lender to use for the purchase.

**Tenure:** Leasehold 106 years 9 months

**Service Charge:** £3,658 pa approx.

**Ground Rent:** £500. Increasing by £500 every 25th anniversary of the term for the first 100 years. There after increases by £1000 for the remainder of the term.

**Local Authority:** Tower Hamlets

**Council Tax Band:** D

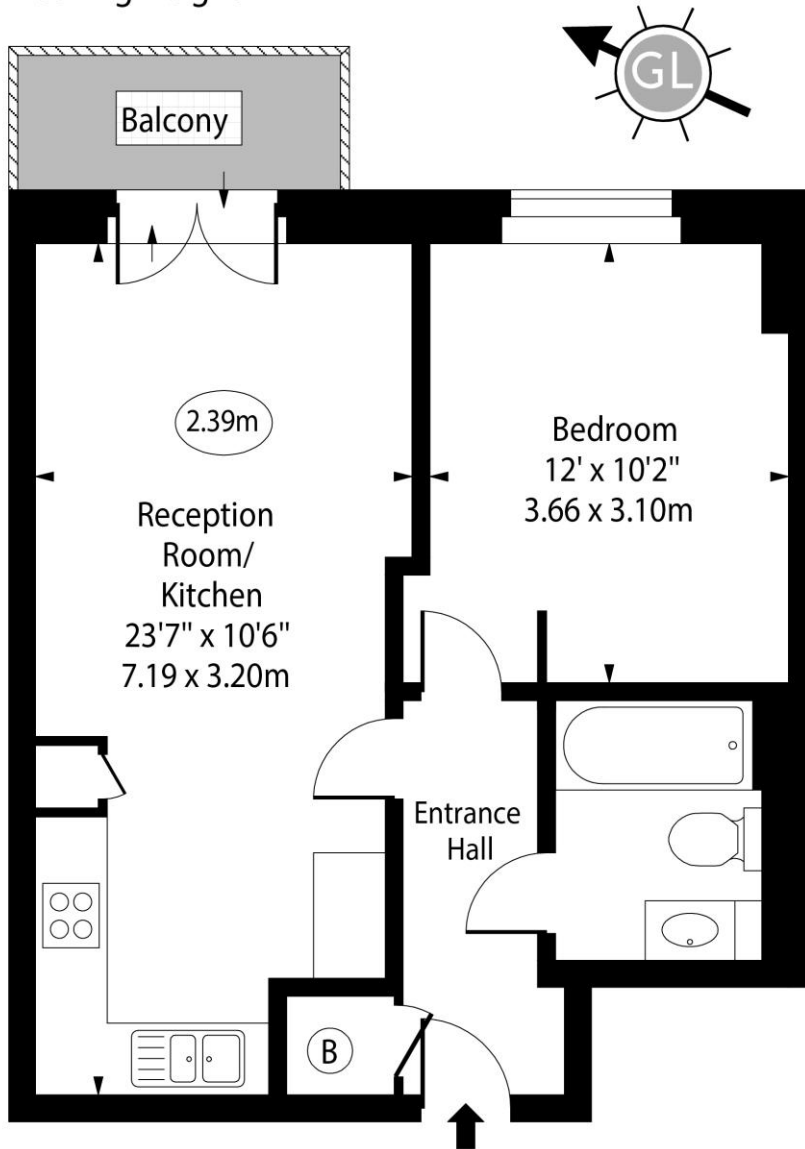
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	75	77
(65-80)	D		
(55-64)	E		
(47-54)	F		
(1-46)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Canary Wharf & Greenwich Sales

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# City Tower, Limeharbour, E14

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area      474 Sq Ft - 44.03 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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