

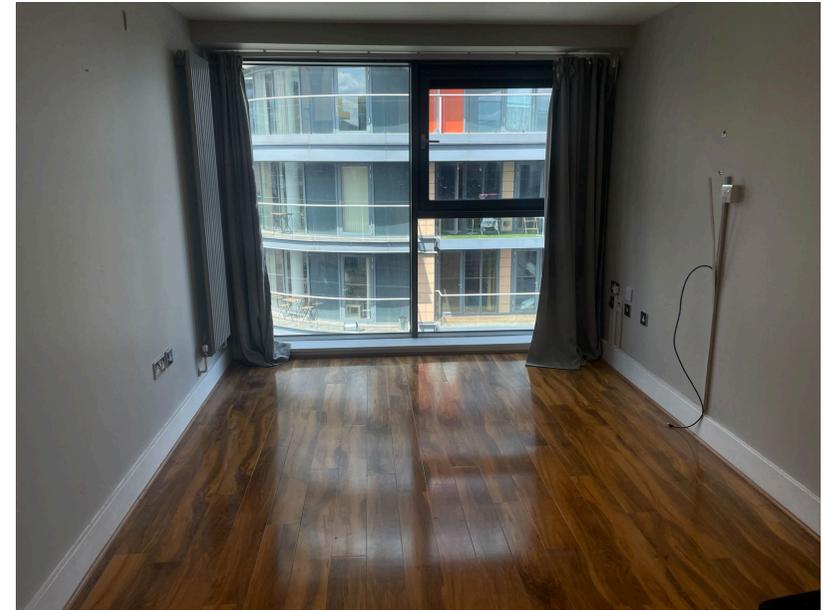


*Ashley King*

Millharbour, London, E14 9NB

£320,000

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Discover modern living in this spacious one-bedroom apartment, ideally located within a popular development in Millharbour, E14. Situated on an upper floor, this contemporary home offers easy access to the vibrant amenities of Canary Wharf and the excellent transport links of South Quay DLR, providing a remarkable dockside lifestyle.

The apartment features a large reception room bathed in natural light from floor-to-ceiling windows, creating an inviting and airy atmosphere. The open-plan kitchen is equipped with integrated appliances, perfect for contemporary living. The generously sized bedroom offers a comfortable retreat, complemented by a fully refurbished shower room and an additional separate cloakroom for convenience.

Residents benefit from a communal garden, offering a peaceful outdoor space, alongside a 24-hour concierge service for added security and support. The property boasts a long lease of 999 years from 2004, and service charges include heating and hot water, simplifying your monthly outgoings. Offered chain-free, this apartment presents an excellent opportunity for immediate occupancy.

Location: Millharbour boasts an exceptional location, providing easy access to the extensive array of shops, vibrant bars, and dockside attractions that Canary Wharf and the Isle of Dogs have to offer. Transport links are excellent, with South Quay DLR Station and Canary Wharf Jubilee Line Station nearby, alongside convenient A-road access for motorists.

The building currently has a B2-rated EWS1 form, however, the developer, Weston Homes, has committed to covering the cost of the remediation works required in order to achieve a B1 EWS1 rating. Lending options remain available from numerous highstreet lenders.

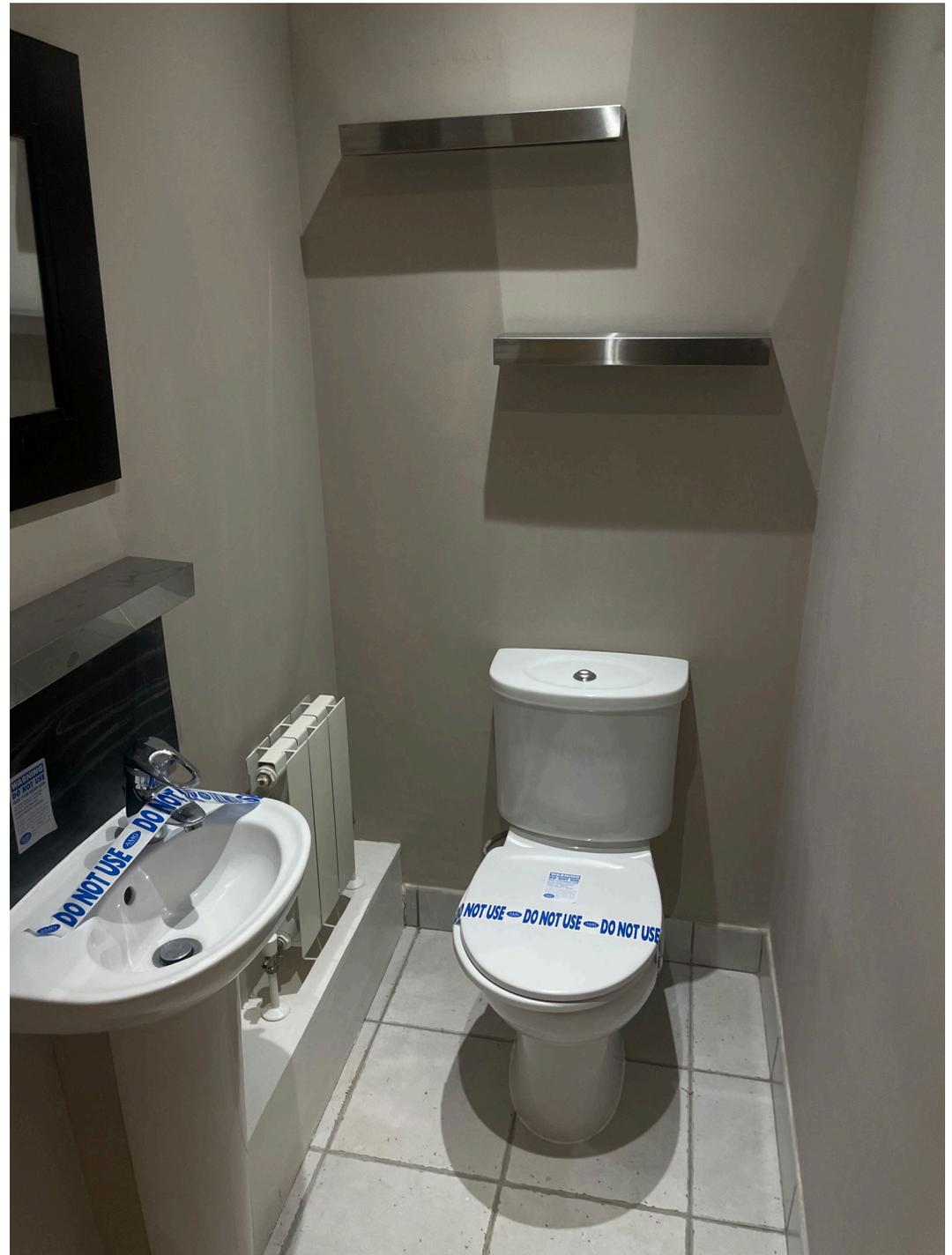
Tenure: Leasehold

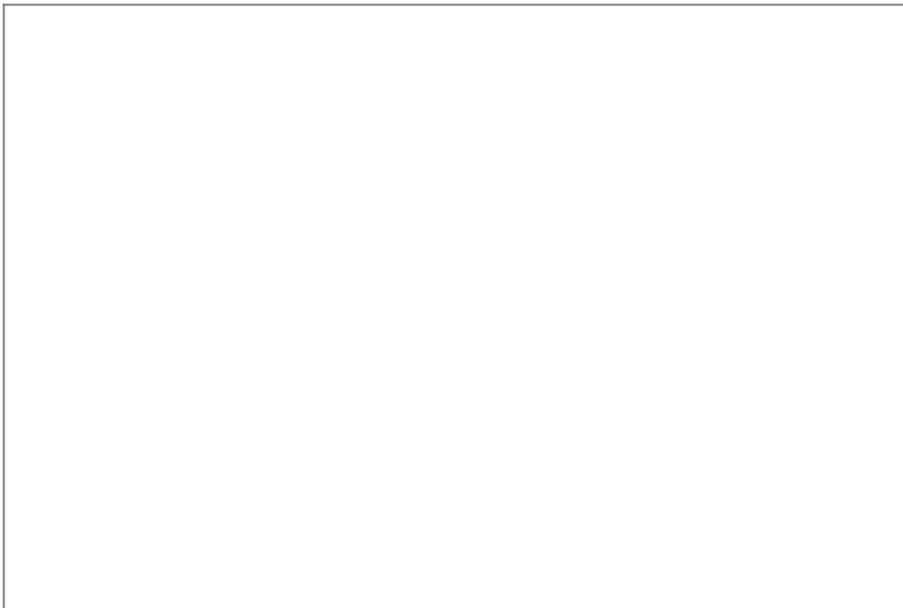
Lease: 999 years from 2004

Ground Rent: £200 PA

Service Charge: (Includes heating and hot water)

Local Authority: Tower Hamlets





- SPACIOUS ONE BEDROOM APARTMENT
  - MODERN DEVELOPMENT
  - SITUATED ON THE UPPER FLOOR
  - OFFERED CHAIN FREE
  - ONE BATHROOM WITH SEPARATE WC
  - LONG LEASE 999 years from 2004
  - SERVICE CHARGES INC HEATING AND HOTWATER
  - EPC rating: B
- PLEASE NOTE: SERVICES HAVE NOT BEEN TESTED.

