



# Millharbour

London, E14

Offers in Excess of £450,000

A very well-kept 10th floor 2 bedroom 2 bathroom apartment with balcony & direct dock views from all principal rooms in the well-located 41 Millharbour development in the heart of South Quay. Secure, underground parking space included.



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- 688sq ft 10th floor 2 bedroom 2 bathroom apartment with balcony.
- Direct dock views from all rooms.
- 24 hour concierge.
- Located very close to South Quay DLR station.
- Within 1km of Canary Wharf Jubilee Line station.
- Heating & hot (& cold) water included in service charge.
- Secure underground parking space.





A 10th floor 2 bedroom 2 bathroom apartment with an excellent Eastern aspect in the well-located 41 Millharbour development. The property is in excellent condition throughout, & boasts an open-plan kitchen / living room, & direct dock views from all principal rooms, & its balcony. The property is situated in a modern block with 24 hour concierge services available.

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, & as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria & requirements.

The service charges include the communally-provided heating & hot (& cold) water. A secure, underground parking space is included.

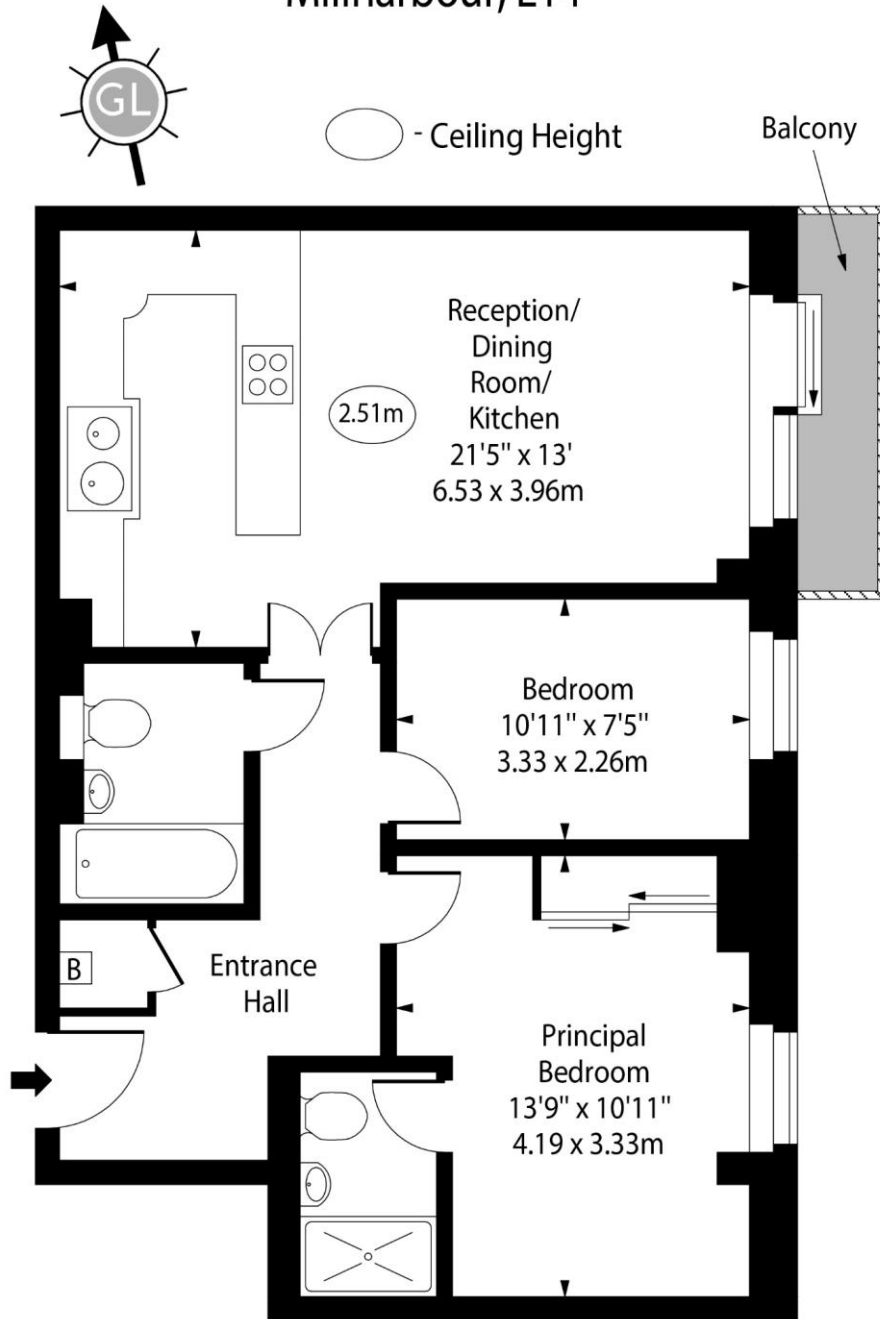
<b>Tenure:</b>	Leasehold – 977 years remaining approx.
<b>Service Charge:</b>	£6,504pa approx.
<b>Ground Rent:</b>	£200pa
<b>Local Authority:</b>	Tower Hamlets
<b>Council Tax Band:</b>	E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Canary Wharf & Greenwich Sales*

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# Millharbour, E14



Tenth Floor

Approx Gross Internal Area 688 Sq Ft - 63.92 Sq M

For Illustration Purposes Only - Not To Scale

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

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