



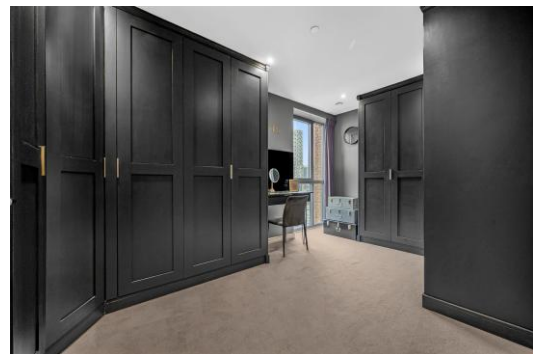
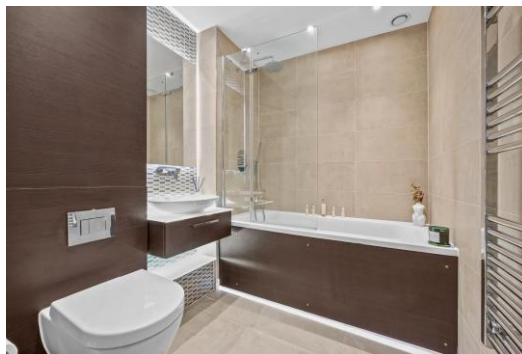
Heritage Tower

118 East Ferry Road, E14

Asking Price £800,000

A stunning 3 bedroom high-floor apartment set within the sought-after Heritage Tower development with dual aspect views of The Shard, London Eye, Canary Wharf, O2 and the Thames.

CHESTERTONS



Heritage Tower

118 East Ferry Road, E14

- 3 Bedrooms | 2 Bathrooms
- Approx. 990 sq. ft of Internal Living Space
- Flooring made from real Oak
- Underfloor heating included
- All bathroom appliances made by Villeroy & Boch
- Amazing views from the balcony
- Residents' private gym
- 24-hour Concierge Service
- Communal garden/lounge areas



A stunning high-floor apartment set within the sought-after Heritage Tower development on East Ferry Road, E14. This impressive home offers well-proportioned, generously sized rooms throughout, finished to a high standard with wooden flooring, creating a sleek and modern living environment.

The property boasts a bright and spacious open-plan reception area, perfect for both relaxing and entertaining, with large windows allowing for an abundance of natural light and far-reaching views. The contemporary kitchen is fully fitted with integrated appliances, combining style and practicality. Residents of Heritage Tower benefit from a range of excellent on-site facilities, typically including concierge services, secure entry and lift access, adding both convenience and peace of mind.

Ideally located in the heart of the Isle of Dogs, the property is within easy reach of Canary Wharf, offering an extensive selection of shops, restaurants, bars and leisure facilities. A variety of local amenities including supermarkets, cafés and riverside walks are also close by. Transport links are superb, with Crossharbour DLR station just a short walk away, providing fast and easy access to Canary Wharf, the City and beyond. Multiple bus routes also serve the area, ensuring excellent connectivity across London.

Tenure: Leasehold 989 years approx. remaining.

Service Charge: £5,313 pa approx.

Ground Rent: £650 pa

Local Authority: Tower Hamlets

Council Tax Band: G

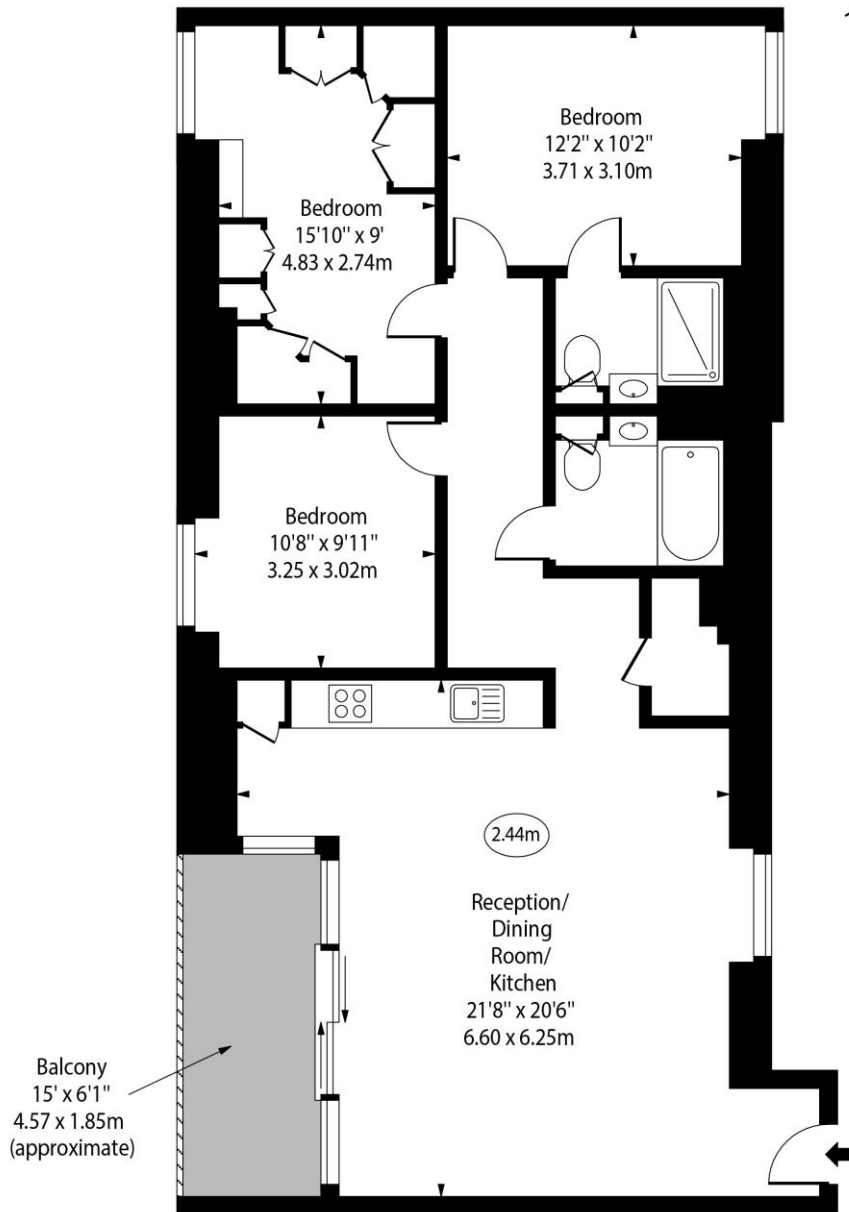
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
[chestertons.co.uk](https://www.chestertons.co.uk)

Heritage Tower, East Ferry Road, E14

○ - Ceiling Height



Twenty Second Floor

Approx Gross Internal Area 990 Sq Ft - 91.97 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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