



# Andersens Wharf

20 Copenhagen Place, E14

Asking Price £480,000

A modern three-bedroom lateral apartment situated on the 2nd floor of Andersen's Wharf, a canal-side, purpose-built development in the heart of Limehouse, and offering nearly 1,100sq ft of internal living space!

**CHESTERTONS**



# Andersens Wharf

## 20 Copenhagen Place, E14

- Superb 3 Bedroom Lateral Apartment
- Two Bathroom Suites
- Excellent Limehouse Location
- 1,098sq ft Internal Living Space
- Canal Views
- Limehouse DLR Station 0.7km



This fantastic property comprises of a spacious, open-plan reception room, with fully equipped kitchen and dining area, three large double bedrooms and two-bathroom suites. The reception room also looks out over the Limehouse Cut Canal. The property benefits from large windows and is being sold chain free.

Nearby amenities include various high street stores, supermarkets and branded shops in the Canary Wharf Shopping Centre, as well as various local amenities and convenience stores. The bars and restaurants of the super-popular Narrow Street are also within 0.5 miles. Easy walking distance to the upcoming Canary Wharf Jubilee Line & Crossrail Stations as well as Westferry & Limehouse Docklands Light Railway stations.

**Tenure:** Leasehold 102 years approx. remaining.

**Service Charge:** £4,603 pa approx.

**Ground Rent:** £250 doubling every 25th anniversary from the Commencement Date of the Term.

**Local Authority:** Tower Hamlets

**Council Tax Band:** D

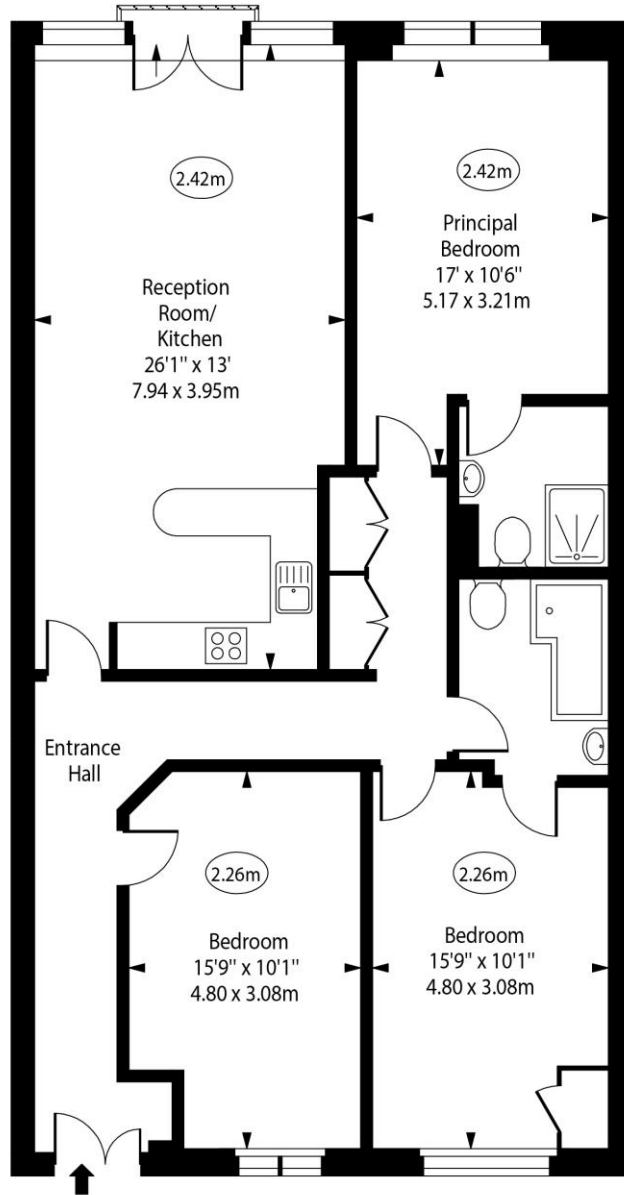
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
 28 Harbour Exchange Square  
 London  
 E14 9GE  
 canarywharf@chestertons.co.uk  
 020 7510 8300  
 chestertons.co.uk

# Andersens Wharf, Copenhagen Place, E14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 1098 Sq Ft - 101.97 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 IPMS 2. Not To Scale.

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

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