



Port East Apartments

12 Hertsmere Road, E14

Offers in Excess of £1,000,000

A magnificent 3 bedroom, 3 bathroom warehouse conversion set within the historic Port East Development, with all of the period features and charm one would expect, and ideally located close to the Canary Wharf financial centre.



Port East Apartments

12 Hertsmere Road, E14

- Historic Grade 1 Listed Conversion.
- 2,075sq ft Internal Living Space.
- Share of Freehold
- Three Bedrooms | Three Bathrooms
- Located a short walk from Canary Wharf tube station and West India Quay DLR.
- 24 hour On-site Portage.
- Secure Off-Street Parking.



Spanning approx. 2,100sq ft internally, this Grade 1 listed warehouse conversion is not only grand in scale but also festooned with an abundance of fantastic period features. From the high Timber beamed ceilings, solid wood flooring, exposed brick work and original wrought-iron window gratings, this apartment blends modern living and historic charm seamlessly. Starting with the entrance hallway and its high vaulted skylight above, the apartment makes an instant impression.

The three good-sized double bedrooms are all accessible from this space, two of which come with their own private en-suite bathrooms, and there is a separate family bathroom along with a guest W/C as well. The main highlight of this apartment is the vast, south-facing, open-plan reception area. With views overlooking West India's North Dock, this room is designed to be the perfect entertaining space. The generous island kitchen arrangement, replete with all the mod-cons one would expect, has been designed to marry-up well with the historic nature of the main living space, and comes with its own designated bar area. The apartment also comes with its own secure, off-street parking space and Port East has a 24hr on-site concierge team for residents as well.

Originally developed as part of the West India Import Dock between 1800-1804 by George Gwilt & Son, S. H. Kessels observed that at twice the length of the Palace of Versailles, the development outreached 'all the palaces and great houses of Europe', whilst the buildings are described by the Survey of London as 'one of the great monuments of European Commercial Power'.

No. 2 Warehouse was converted between 1998-2000 as a mixture of apartments, restaurants and shops by FSP Architects on behalf of the developers, Manhattan Loft. Port East Apartments is part of the last remaining warehouses that formed the original West India Import Dock. The development is Grade 1 listed and provides an opportunity to own a piece of London's mercantile history.

Tenure: Share of Freehold (99 years approx. underlying lease)

Service Charge: £16,575pa approx.

Ground Rent: £500 pa. Doubling every 25 years from the commencement date of the lease term.

Local Authority: Tower Hamlets

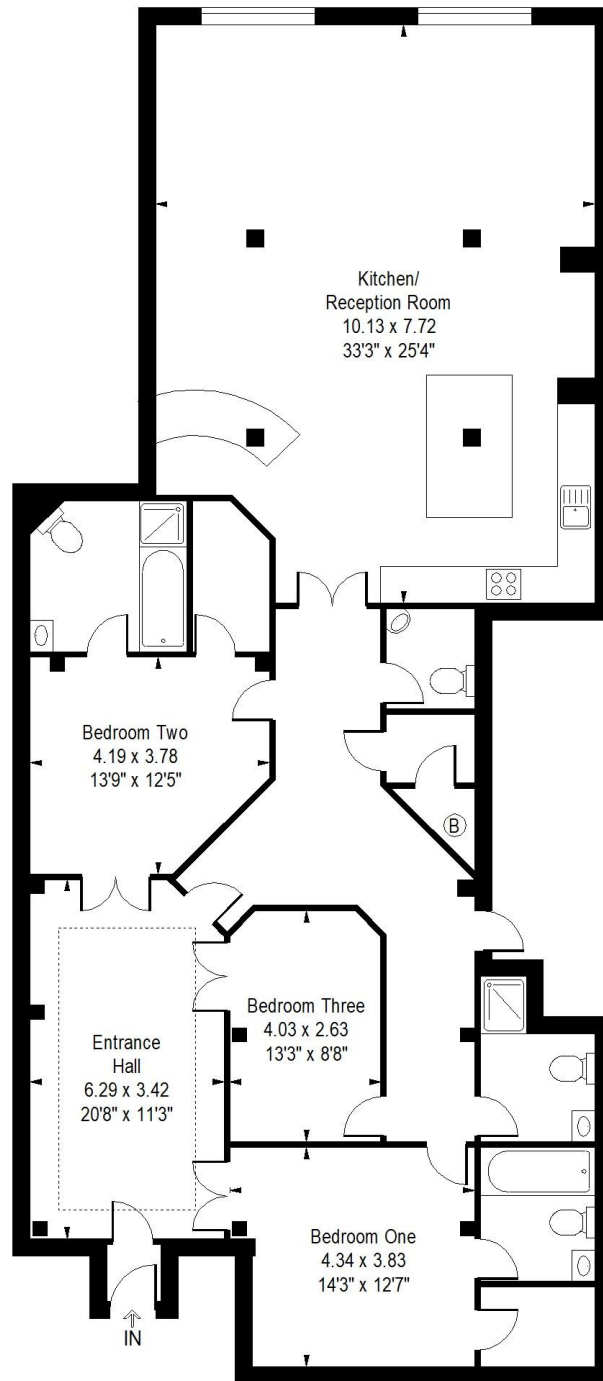
Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Port East Apartments,
Hertsmere Road, E14
Approximate Gross Internal Area = 2075 sq ft / 192.77 sqm



First Floor

Measured in accordance with RICS guidelines.
Floor plan is for illustrative purposes only and should not be relied on as a statement of fact.
Limited use areas under 1.5m included in area unless indicated otherwise.
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