



COLD HARBOUR, CANARY WHARF, E14

£360,000 Leasehold

One Bedroom Apartment | Secure Allocated Parking Space |
No Onward Chain | Second Floor | Open Plan Reception Room
| Modern Fitted Kitchen | Bright & Spacious | Walking Distance
To Canary Wharf

- No Onward Chain
- One bathroom
- One bedroom
- Second floor
- Secure allocated parking space

Situated on a quiet pebbled street close to Canary Wharf and spanning 524 sq.ft of internal living space is this fantastic one bedroom apartment.

Located on the second floor, this property is offered with no onward chain and includes an secure, allocated parking space.

The property comprises entrance hall with storage cupboard, open plan reception room with floor to ceiling windows and fitted kitchen, double bedroom with built-in wardrobes and a three piece family bathroom.

Cold Harbour is located moments from the Canary Wharf estate and nearby transport links include Blackwall DLR and Canary Wharf (Jubilee line & DLR).

Council Tax Band: E

Tenure: Leasehold (103 years)

Ground Rent: £250 per year

Service Charge: £1,500 per year

Parking options: Underground

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Coldharbour

Approximate Gross Internal Area
Total = 48.6 sq m / 524 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.