



## BOARDWALK PLACE, CANARY WHARF, E14

**£600,000** Leasehold

Two Bedroom Apartment | Private Wraparound Balcony | Over 850 Sq Ft Internal Space | Allocated Parking Space | Two Bathrooms | Semi-Open Plan Reception Room | Gated Block | Lift Access | 24 Hour Concierge | Moments From Canary Wharf Estate

- Allocated parking space
- No Onward Chain
- Three double bedrooms
- Two bathrooms
- Wraparound balcony
- Long lease

Located within the popular Boardwalk Place development, which is just a stone's throw away from Canary Wharf, is this fantastic two bedroom, two bathroom apartment.

The block is positioned behind automatic gates and features lift access. The apartment comprises entrance hall with two storage cupboards, spacious reception room leading to fitted kitchen, master bedroom with a built-in wardrobe and en-suite bathroom, second double bedroom with a built-in wardrobe and main family shower room.

The apartment also has a wraparound balcony that can be accessed via the reception room and both bedrooms and an allocated parking space.

Boardwalk Place is conveniently located being just 0.6km from Canary Wharf Jubilee and Elizabeth Line Station.

Council Tax Band: F

Tenure: Leasehold (971 years)

Ground Rent: £200 per year

Service Charge: £4,258 per year

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

Parking options: On Street

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.

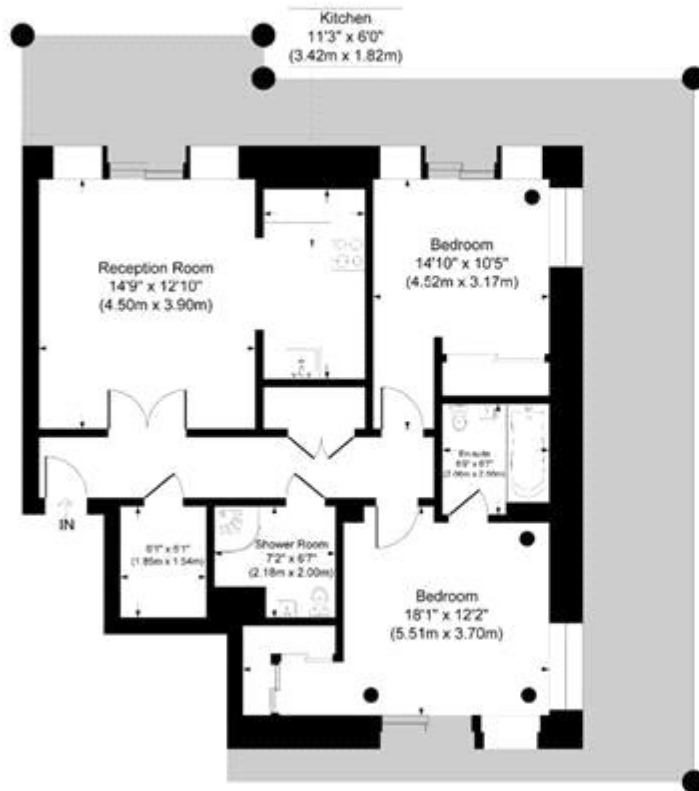
The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

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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## Boardwalk Place

Approximate Gross Internal Area  
Total = 79.1 sq m / 851 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.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-)                                       | <b>A</b>                |           |
| (81-91)                                     | <b>B</b>                |           |
| (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 |                         |           |
|   | <b>52</b>               | <b>61</b> |
| <b>England &amp; Wales</b>                  | 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/fixings 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.