



HERITAGE TOWER, CANARY WHARF, E14

£425,000 Leasehold

One-Bedroom Fifth Floor Apartment | Approx. 554 Sq Ft Internal Space | Open-Plan Living Area With Integrated Kitchen | Private Balcony | Floor-To-Ceiling Windows | Residents' Gymnasium | 24-Hour Concierge Service | Moments From Crossharbour & South Quay DLR | Close To Canary Wharf | No Onward Chain

- Private Balcony
- Modern Fifth Floor One Bedroom Apartment
- Open Plan Living Area With Integrated Kitchen
- 24 Hour Concierge
- Floor To Ceiling Windows
- No Onward Chain
- Residents Gym
- Close To Crossharbour

This contemporary fifth-floor one-bedroom apartment is set within the highly sought-after Heritage Tower.

Extending to approximately 554 sq ft of internal accommodation, the property features a bright open-plan living area incorporating a fully integrated kitchen, with direct access to a private balcony, a spacious double bedroom, and a stylish modern bathroom.

Finished to an exceptional standard throughout, the apartment boasts floor-to-ceiling windows that flood the space with natural light.

Residents of Heritage Tower enjoy exclusive access to a well-equipped residents' gymnasium and the convenience of a 24-hour concierge service.

Ideally located just moments from both Crossharbour DLR & South Quay DLR and within half a mile of Canary Wharf Station, providing access to the Jubilee Line and an extensive range of shops, restaurants, and amenities.

Offered to the market with no onward chain.

Council Tax Band: D

Tenure: Leasehold (118 years)

Ground Rent: £1 per year

Service Charge: £1,620 per year

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.

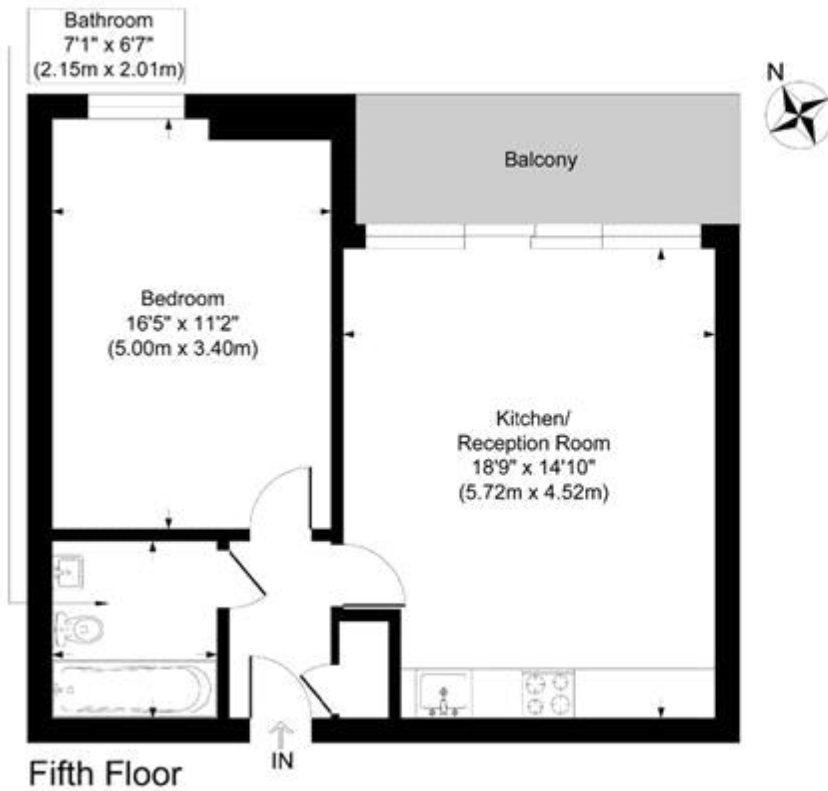
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

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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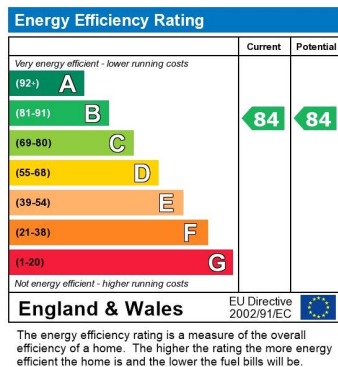
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**Heritage Tower East
Ferry Road**

Approximate Gross Internal Area
Total = 51.5 sq m / 554 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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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/fitings 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.