



WATERFORD COURT, CANARY WHARF, E14

GUIDE PRICE £350,000 Leasehold

GUIDE PRICE: £350,000 - £375,000 | One Bedroom Apartment | Second Floor | No Onward Chain | Open Plan Reception Room | Fully Fitted Kitchen | Modern Throughout | Shower Room | On-Site Concierge | Short Walk to Canary Wharf | Moments from Crossharbour DLR

- No Onward Chain
- One Bedroom Apartment
- Guide Price: £350,000 - £375,000
- Open Plan Reception
- Second Floor
- Close To Crossharbour DLR & Canary Wharf

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This beautifully presented one-bedroom apartment is set on the second floor of the contemporary Waterford Court, offering stylish interiors and modern living in a highly convenient location.

The property welcomes you with a spacious entrance hall complete with a practical storage cupboard. The heart of the home is the bright and airy open-plan reception room, featuring elegant wood flooring and impressive floor-to-ceiling windows that flood the space with natural light. The sleek, fully fitted modern kitchen is seamlessly integrated into the living area and comes equipped with built-in appliances and ample storage.

The generously sized double bedroom provides a calm and comfortable retreat, while the luxurious shower room is finished to a high standard.

Residents of the development benefit from an on-site concierge service, adding both convenience and security.

Ideally situated just moments from Crossharbour DLR station and within easy reach of Canary Wharf, the apartment enjoys excellent transport links as well as access to a wide array of shops, restaurants, and local amenities.

Please note a letter of comfort is available in relation to the cladding remediation works. Please enquire with us to obtain this. The remediation works are due to start this year.

Council Tax Band: D

Tenure: Leasehold (188 years)

Ground Rent: £410 per year

Service Charge: £1,637.3 per year

Building and Terrorism Insurance: £553.85 per annum (most recent 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B	84	84
(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/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.