



AEGON HOUSE E14  
**1 bedroom apartment**

**£325,000**  
SOLD STC\*\*

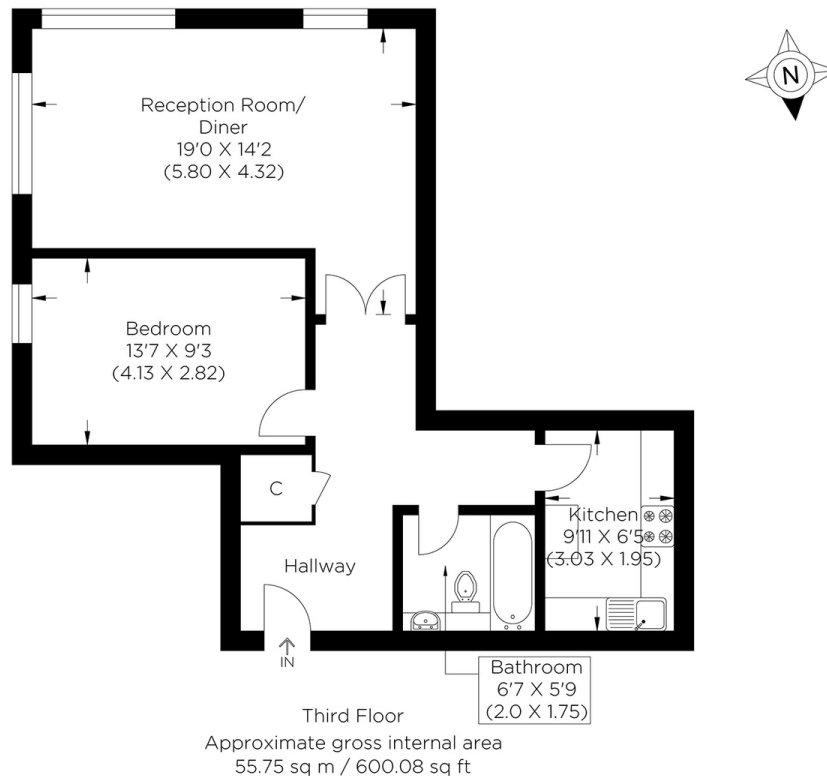




# AEGON HOUSE E14

This large, modern, well-maintained one-bedroom apartment is on the third floor of the sought-after Aegon House, Lanark Square, Canary Wharf E14. The apartment enjoys floor-to-ceiling windows, high ceilings, wooden flooring, and a rarer layout with a separate kitchen, and it is an opportunity to make this your perfect home. The owner-occupier refurbished the accommodation to a high standard throughout. The lounge receives plenty of light, there is a well-designed kitchen, and the bedroom has substantial floor space. The apartment also benefits from parking. A short walk to local shops, restaurants, a supermarket, GP surgery, Mudchute Park and Farm, great riverside walks, and a local sailing club affording various watersports. Aegon House is on the doorstep of Crossharbour DLR, providing quick access to Canary Wharf, the City, Greenwich and all London attractions. Thames Clipper, Jubilee, and Elizabeth Line Crossrail services operate from nearby Canary Wharf.

Borough: Tower Hamlets\* Council Tax: C\* EPC: C Lease Term: 163 years\* Service Charge: £2,000\* Ground Rent: £150\*  
Nearest Station: Crossharbour (0.02 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



**Canary Wharf & Docklands Office**  
**2 Westferry Road, Canary Wharf, London E14 8JT**

t: 020 7537 9859 e: [canarywharf@alexneil.com](mailto:canarywharf@alexneil.com)

Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.

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