



HAMMOND COURT E14
2 bedroom apartment

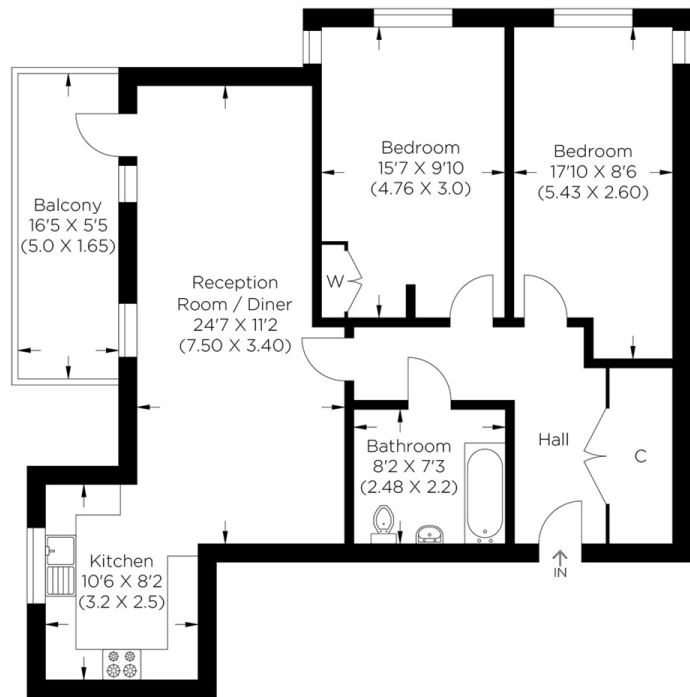
£450,000
LEASEHOLD



HAMMOND COURT E14

We present a bright and spacious two-bedroom apartment in the modern development of Hammond Court, Tiller Road, Isle of Dogs E14, a short distance from Canary Wharf. In addition to the two double bedrooms, this spacious apartment boasts a separate integrated kitchen and an open-plan lounge with a larger-than-average balcony with stunning views of the Island and towards the City of London. South Quay DLR, Canary Wharf and Elizabeth Line is a short distance away, perfect for commuting to Canary Wharf, The City and Central London. Being the only owners of the property they have stylishly refurbished it, creating an ideal home for any purchaser. Hammond Court is peacefully set on Tiller Road and benefits from close proximity to Canary Wharf's bars, restaurants and shops, being opposite a fantastic leisure centre and is excellent for transport links into central London, South Quay DLR Station is easily accessible.

Borough: Tower Hamlets* Council Tax: E* EPC: C Lease Term: 92 years* Service Charge: £4,367* Ground Rent: TBA
Nearest Station: Crossharbour (0.27 miles) Material Information: www.alexneil.com/material-information



Approximate gross internal area
78.32 sq m / 843.02 sq ft

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

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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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2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

40 years of expertise: With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



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