



EXPRESS WHARF E14
1 bedroom apartment

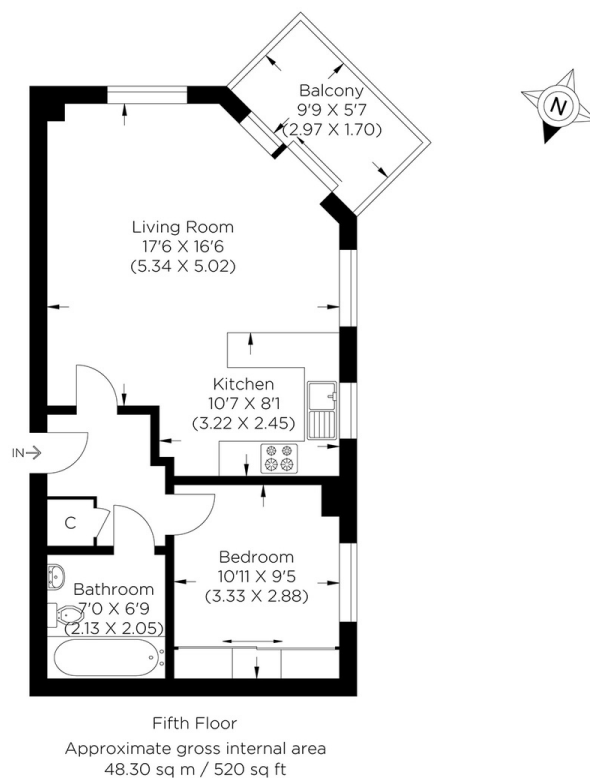
£310,000+
LEASEHOLD



EXPRESS WHARF E14

We present a delightful one-bedroom apartment in Express Wharf, Hutchings Street, Canary Wharf, E14. The accommodation is accessible by lift and spans at 520 sqft / 48.3sqm, which includes a fabulous dual-aspect reception room benefitting from a southwest-facing balcony with partial views of the River Thames and the city. There is also an open-plan kitchen, storage cupboard, double bedroom and bathroom. The property is well presented and has no forward chain. Water and heating is included within a relatively low service charge. Express Wharf is part of a riverside development moments from the bars and restaurants of Westferry Circus. The flat is within walking distance of Canary Wharf's Jubilee Line, Elizabeth Line, buses, DLR stations and riverboat service, making this a fantastic opportunity for first-time buyers or investors.

Borough: Tower Hamlets* Council Tax: C* EPC: C Lease Term: 106 years* Service Charge: £2,020* Ground Rent: £150*
Nearest Station: Heron Quays (0.32 miles) Material Information: www.alexneil.com/material-information



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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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