



BASIN APPROACH E14
2 bedroom apartment

£665,000
LEASEHOLD

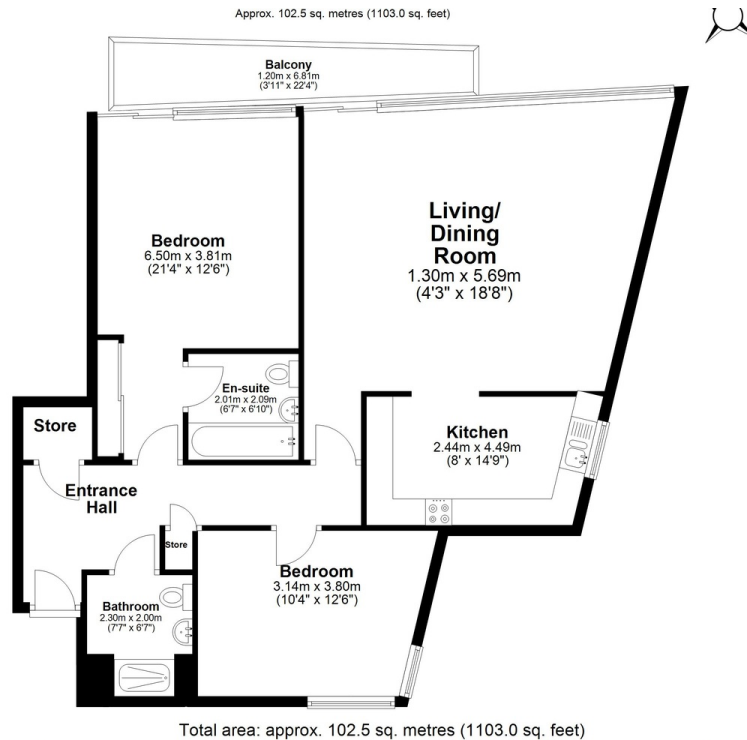


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Located in the heart of the London Docklands, this eighth floor apartment features two double bedrooms and two bathrooms, complemented by stunning westerly views across Limehouse Marina and the London City skyline, as well as easterly views towards the Canary Wharf business district. Basin Approach offers 24-hour concierge services and is situated just 250 metres from Limehouse DLR and rail stations, providing convenient access to both Canary Wharf and the City. A range of local amenities including convenience stores, riverside bars, and renowned restaurants such as The Grapes and Gordon Ramsay Bread Street Kitchen are all within easy reach along the iconic Narrow Street. Offered with a parking space, no onward chain, this apartment is a rare opportunity in a highly sought-after location. An early viewing is strongly recommended to avoid disappointment of missing this stunning apartment.

Borough: Tower Hamlets* Council Tax: F* EPC: C Lease Term: 175 years* Service Charge: £4,000* Ground Rent: £150*

Nearest Station: Limehouse (0.24 miles) Material Information: www.alexneil.com/material-information



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Canary Wharf & Docklands Office

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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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