



CASCADES TOWER E14  
**2 bedroom apartment**

**£475,000**  
LEASEHOLD



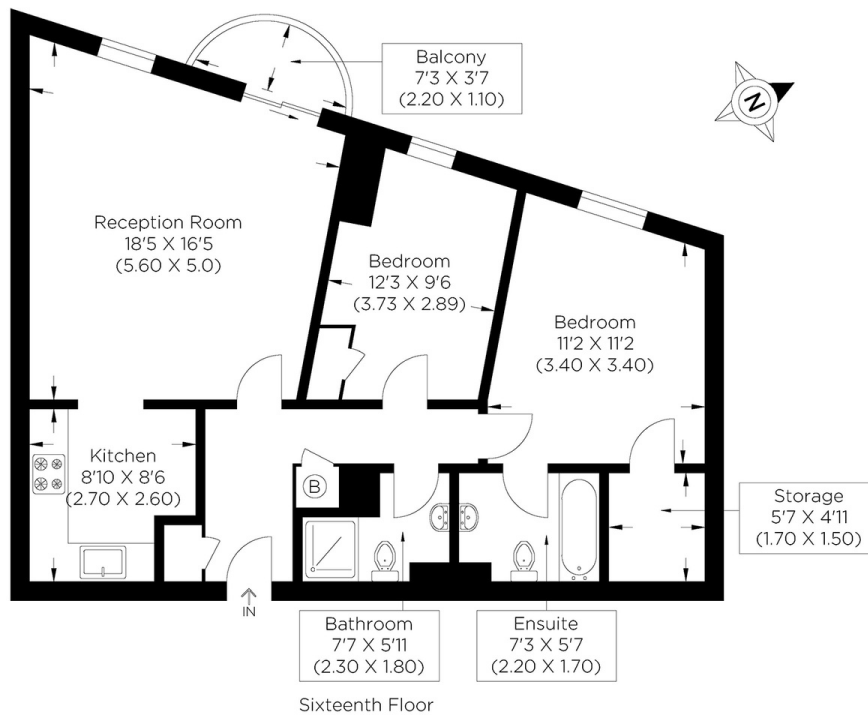
# CASCADES TOWER E14

A beautifully presented two-bedroom apartment situated on the sixteenth floor of the prestigious riverside development, Cascades Tower, Canary Wharf, E14.

This exceptional apartment has been upgraded by the current owner to a high standard and offers contemporary interiors with a neutral colour palette throughout. The property features a spacious reception room with expansive floor to ceiling windows and a distinctive porthole feature window, creating a bright and airy living space flooded with natural light. The stylish, fully fitted kitchen has been finished to a high specification and is complemented by two generously sized double bedrooms, including a principal bedroom with an en suite shower room, as well as a beautifully appointed family bathroom. A private balcony provides impressive views across the Docklands skyline, the River Thames and the Canary Wharf estate, making it the perfect place to relax or entertain. Residents of Cascades Tower benefit from an outstanding range of facilities, including a concierge service, landscaped communal gardens, swimming pool, fully equipped gymnasium, sauna and tennis court. The apartment also benefits from communal heating and an allocated secure parking space. Ideally positioned just moments from the extensive shopping, dining and leisure amenities of Canary Wharf, the property also enjoys excellent transport links via the area's multiple stations, providing

East of London, across London Tunnel and DLR. Lease Term: 973 years\* Service Charge: £13,000\* Ground Rent: TBA

Nearest Station: Heron Quays (0.24 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



Approximate gross internal area  
72.76 sq m / 783.18 sq ft



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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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