



CASCADES TOWER E14
2 bedroom apartment

£415,000+

SHARE OF
FREEHOLD

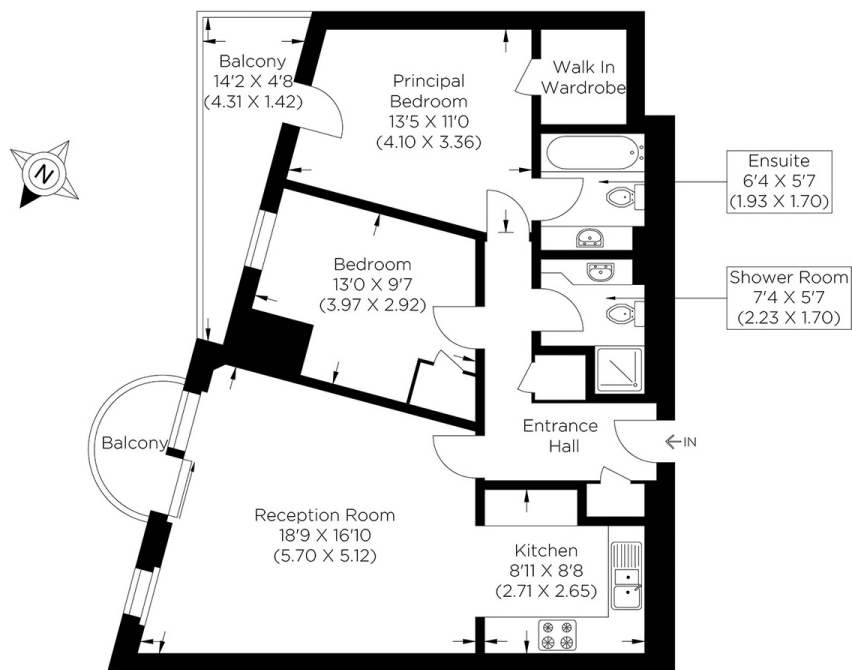


CASCADES TOWER E14

Set within the iconic and highly sought-after Cascades Tower, this superb two-bedroom, two-bathroom apartment offers generous living accommodation, an excellent layout and an enviable lifestyle just moments from the heart of Canary Wharf. Beautifully presented throughout, the property features a bright and spacious reception room with direct access to a substantial terrace, creating the perfect space for entertaining, outdoor dining or simply relaxing. The separate kitchen is well appointed with ample storage and workspace, while both bedrooms are excellent-sized doubles. The principal bedroom benefits from a stylish en-suite shower room, complemented by a modern family bathroom serving the second bedroom. Residents of Cascades Tower enjoy an exceptional range of exclusive facilities, including a 24-hour concierge, residents' gym, swimming pool, sauna, tennis court and beautifully landscaped communal gardens, offering a luxury lifestyle rarely found in the area. Ideally positioned within walking distance of Canary Wharf, residents have easy access to an outstanding selection of restaurants, bars, caf  s, shopping facilities and excellent transport links via the Jubilee Line, Elizabeth Line and DLR, providing fast connections across London. Offering spacious accommodation, impressive outside space and outstanding resident amenities within one of Docklands' most prestigious developments, this exceptional apartment is not to be missed. Early viewing is highly recommended.

Becontree Hamlets* Council Tax: E* EPC: C Lease Term: 999 years* Service Charge:  12,000* Ground Rent: TBA

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



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

t: 020 7537 9859 e: sales@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.

ALEX NEIL

ESTATE AGENTS SINCE 1984