



A spacious property which provides access to a separate studio apartment, making this an ideal investment opportunity.

**Lancaster Drive, Canary Wharf, London, E14**

£800,000 Leasehold (88 years remaining)



- Spacious three bedroom property
- Private balcony with dock views
- Separate studio
- Garage
- Perfectly located for canary wharf

### Description

Providing attractive views overlooking the dock is this bright and airy three bedroom property, which has been well maintained throughout. Internally there is approximately 1,126 sq ft of living accommodation, comprising of a generous lounge / diner, a fitted kitchen, three double bedrooms plus two bathroom suites.

Additionally, there are two private balconies, a garage and there is the added bonus of a self contained 275 sq ft studio apartment to the ground floor, which offers income potential.

### Local Information

Lancaster Drive is ideally positioned for both Canary Wharf, which offers a vast array of trendy restaurants / bars such the Ivy and Roka, plus a whole host of shops within the local mall. Both the DLR and the Jubilee line are within less than a mile away, offering easy access further into London and beyond.

All times and distances are approximate.




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### Tenure

Leasehold (88 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.





Lancaster Drive, Canary Wharf, London, E14  
 Gross Internal Area 1126 sq ft, 104.6 m<sup>2</sup>

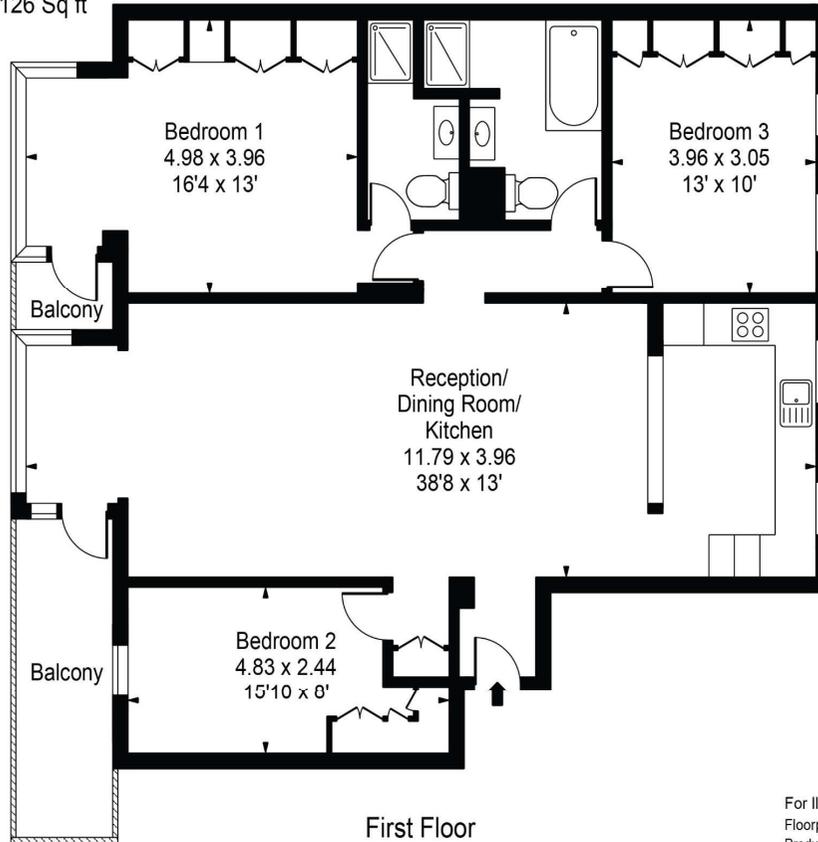
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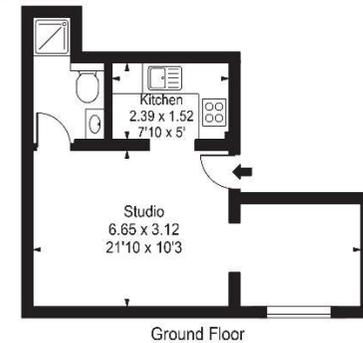
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**Lancaster Drive**  
 Gross Internal Area(Approx)  
 Total = 104.61 Sq m / 1126 Sq ft



Lancaster Drive  
 Gross Internal Area(Approx)  
 Total = 25.55 Sq m / 275 Sq ft



For Illustration Purposes Only - Not To Scale  
 Floorplan by Humble Spy Photography Ltd.  
 Produced exclusively for Savills

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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