



A larger than average one bedroom apartment which offers approximately 690 sq ft of living space. Residents will also benefit from a concierge, gym, pool and underground parking.

**Gainsborough House, Cassilis Road, E14**

Offers in Excess of £400,000 Leasehold (979 years remaining)

**savills**

- Larger than average one bedroom apartment
- Generous private balcony
- Securely gated development
- Underground parking
- Concierge
- Gym and pool

### Description

Situated within this securely gated development, is this considerably larger than average bedroom apartment which offers approximately 690 sq ft of well-proportioned living space. Internally, there is a generous entrance hallway, a large lounge offering access onto a private balcony, plus an attractive fitted kitchen with a range of appliances.

Additionally, there are fitted wardrobes to the bedroom, a modern bathroom suite, plus there is plenty of fitted storage space in the hallway. Residents will also benefit from access to a 24 hour concierge, fully equipped gymnasium, heated indoor pool and an underground allocated parking space.

### Local Information

Canary Central is ideally located and is within easy reach of both Canary Wharf and The City, as well as Greenwich to the south. South Quay DLR station close is close by, offering access into Bank in approximately 20 minutes. There are also a variety of shops, restaurants and trendy bars located within close proximity.

All times and distances are approximate.

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### Tenure

Leasehold (979 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.



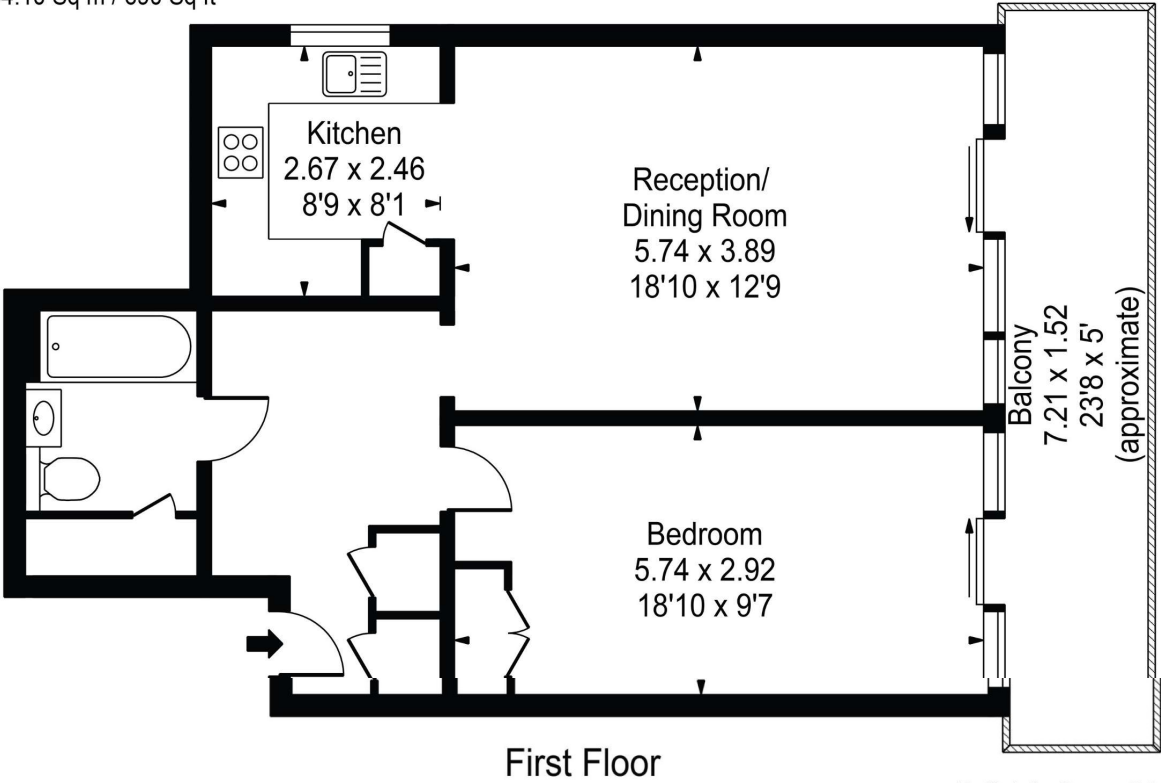







Gainsborough House, Cassilis Road, E14  
Gross Internal Area 690 sq ft, 64.10 m<sup>2</sup>

Gainsborough House  
Gross Internal Area(Approx)  
Total = 64.10 Sq m / 690 Sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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