



Positioned on the 17th floor of this luxurious residential development is this stunning apartment which offers impressive views over the London skyline.

**Heritage Tower, 118 East Ferry Road, London, E14**

£850,000 Leasehold (995 years remaining)





- Luxurious three bedroom apartment
- Amazing views
- West facing balcony
- 24 Hour concierge
- Gymnasium

### Description

Constructed in 2019, by highly regarded developer Telford Homes, is this stunning three bedroom apartment located on the 17th floor of this luxurious residential development. Internally the apartment offers approximately 987 sq ft of well appointed living accommodation, and the overall condition remains as new. There is a vast open plan living space, comprising of a high specification kitchen, which is great for entertaining friends, this then flows effortlessly out onto a private west facing balcony, allowing you to enjoy watching the sunset across the Canary Wharf and City skylines. There are three double bedrooms, two designer bathroom suites, plus there is ample storage space throughout.

Residents will also benefit from access to a 24 hour concierge and access to a fully equipped gymnasium.

### Local Information

Located within just 0.9 miles of Canary Wharf, Heritage Tower is perfectly located for a variety of local shops, trendy bars and restaurants. Crossharbour DLR is just moments away offering connectivity into Bank in less than 20 minutes, whilst the Jubilee Line at Canary Wharf offers easy access into Bond Street and beyond.

All times and distances are approximate.

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### Tenure

Leasehold(995 years remaining)

### Local Authority

Tower Hamlets

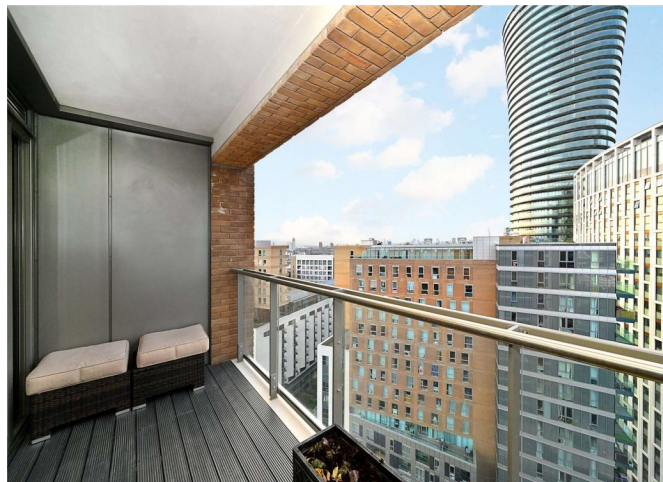
### Energy Performance

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.



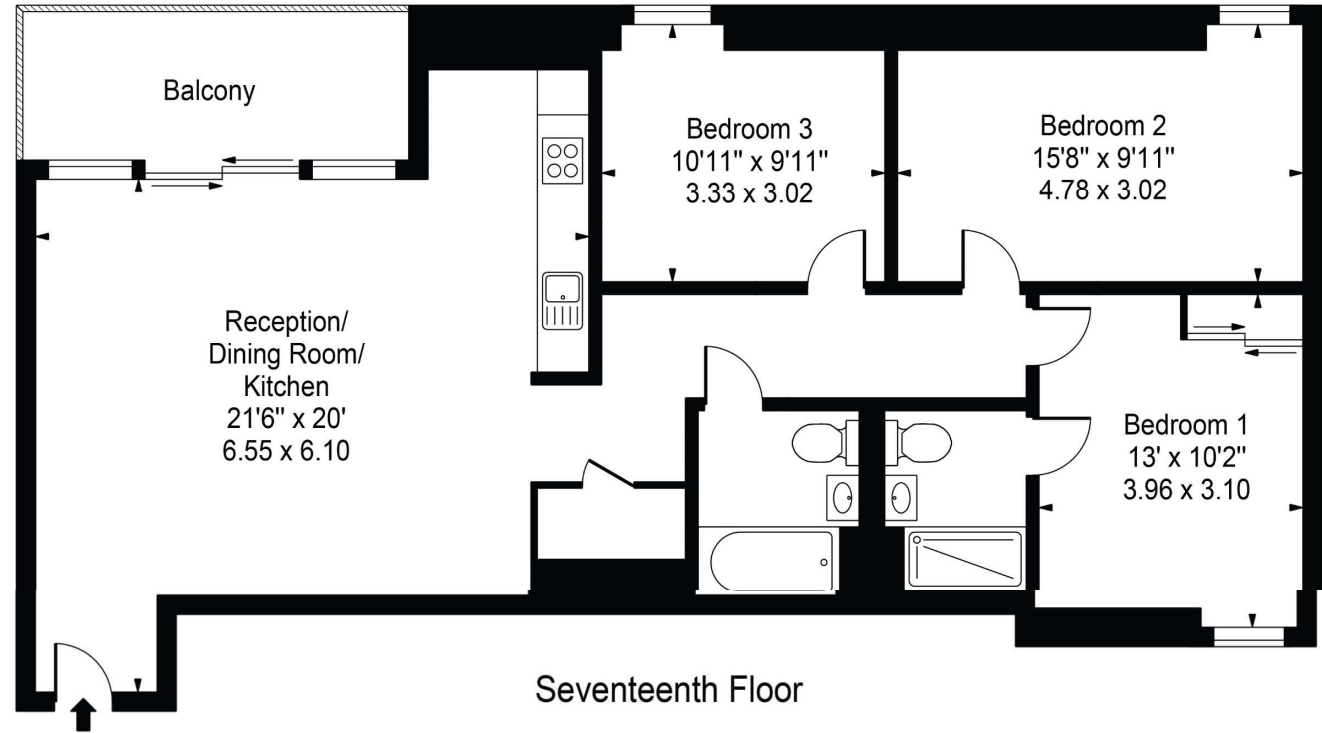




Heritage Tower, 118 East Ferry Road, London, E14  
Gross Internal Area 987 sq ft, 91.7 m<sup>2</sup>

Heritage Tower

Gross Internal Area(Approx)  
Total = 91.70 Sq m / 987 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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