



Making an ideal first time buy is this well maintained apartment which is offered for sale with no onward chain.

**Garland Court, 1 Premiere Place, Canary Wharf, London, E14**

£330,000 Share of Freehold



- Modern one bedroom apartment
- No onward chain
- Ideal first time buy
- Perfectly located for Canary Wharf
- Well maintained apartment

### Description

Perfectly located for Canary Wharf is this modern one bedroom apartment which is located on the second floor of this modern development. Internally the apartment offers a bright and airy feel throughout, and boasts approximately 468 sq ft of living space. There is a generous lounge, with access to a Juliet balcony, a modern fitted kitchen with integrated appliances, a good sized bedroom and a three piece bathroom suite.

Additionally, there is laminated flooring to the living areas, plenty of fitted storage space and a secure fob entry system.

### Local Information

Garland Street is perfectly located for Canary Wharf, which boasts a range of shops, bars and restaurants. Westferry DLR is just 0.1m away, and Canary Wharf Jubilee is just 0.6m, both of which offering excellent connections into the City and beyond.

All times and distances are approximate.

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### Tenure

Share of Freehold

### 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.





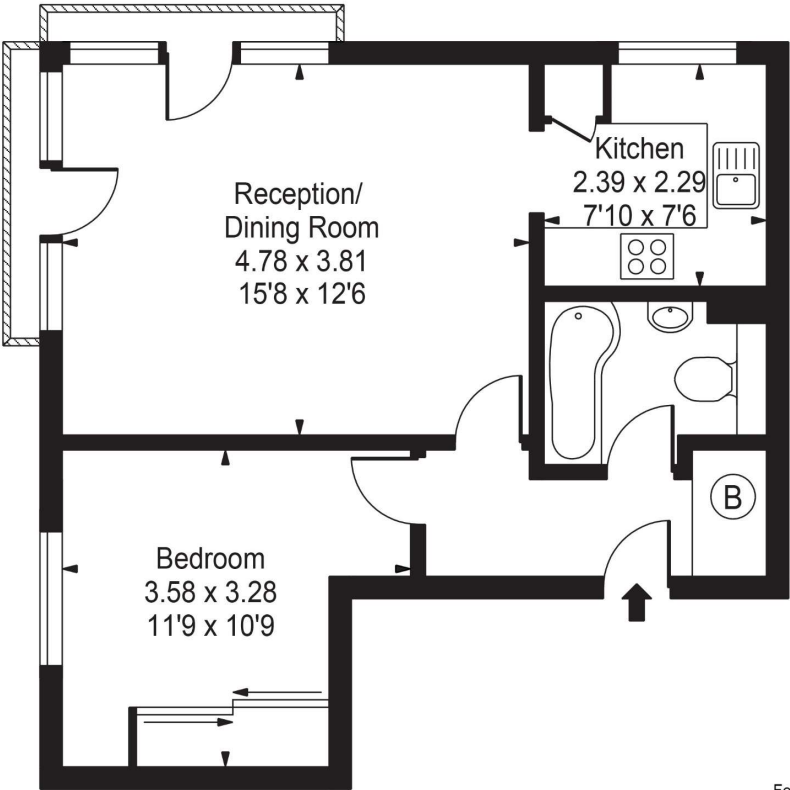


Garland Court, 1 Premiere Place, Canary Wharf, London, E14  
Gross Internal Area 468 sq ft, 43.5 m<sup>2</sup>

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Garland Court, E14  
Gross Internal Area(Approx)  
Total = 43.48 Sq m / 468 Sq ft



Second Floor

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	83
(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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