



Making an ideal first time purchase is this spacious one bedroom apartment which is located within a securely gated development.

**Hutchings Wharf, 1 Hutchings Street, London, E14**

Offers in Excess of £280,000 Leasehold (101 years remaining)





- Modern one bedroom apartment
- Securely gated
- Keenly priced
- Private patio
- Ideal first time purchase

### Description

A keenly priced one bedroom apartment which offers approximately 504 sq ft of well maintained living accommodation. Internally, there is a generous reception room, a fitted kitchen with integrated appliances, a good sized bedroom with adequate space for wardrobes, plus a three piece bathroom suite.

Additionally, there are wooden floors to the living areas, and there is a private patio to enjoy.

### Local Information

A range of local shops bars and restaurants are positioned nearby, and both the Jubilee Line and DLR are positioned within 0.5 miles, offering access in Bank within 20 minutes, and easy connections throughout the rest of the Capital.

all times and distances are approximate.

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### Tenure

Leasehold(101 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

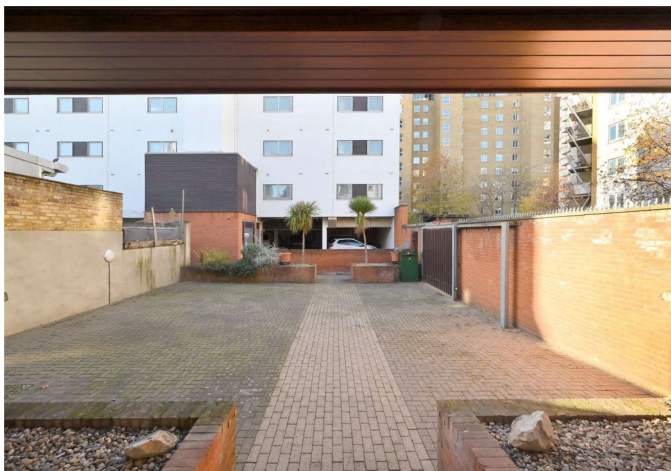
EPC Rating = C

### Viewing

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





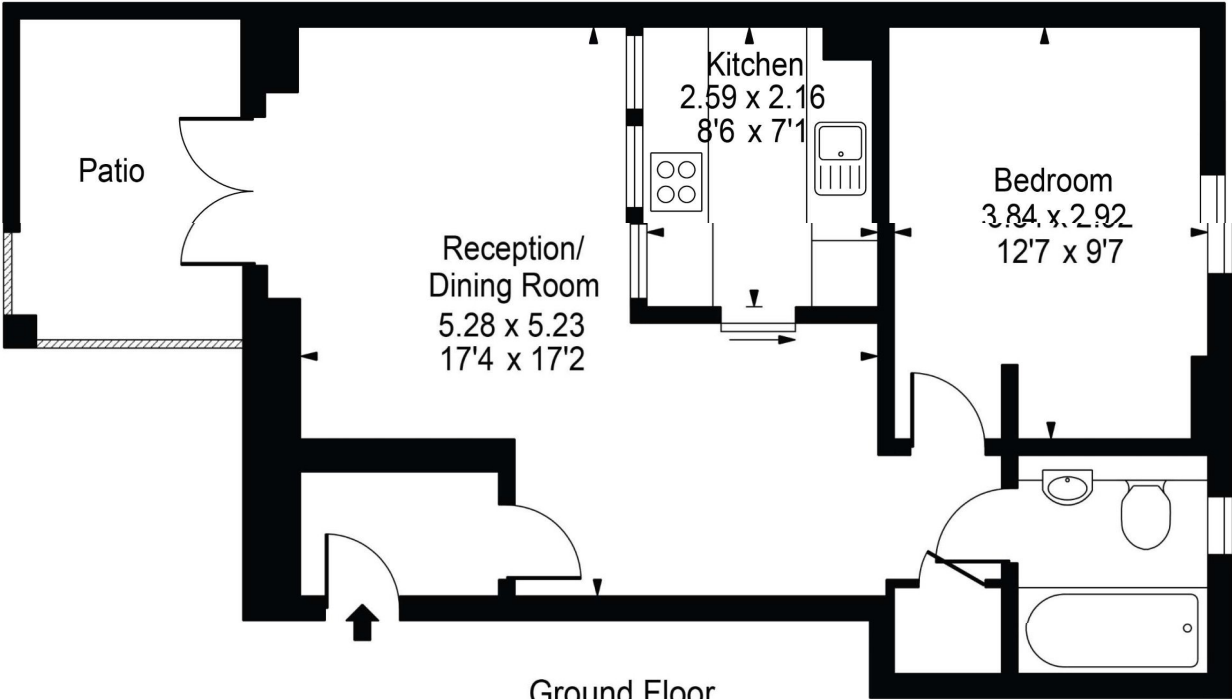


Hutchings Wharf, 1 Hutchings Street, London, E14  
Gross Internal Area 504 sq ft, 46.8 m<sup>2</sup>

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Hutchings Wharf, E14  
Gross Internal Area(Approx)  
Total = 46.82 Sq m / 504 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+) A		
(81-91) B		
(69-80) C	77	78
(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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