



A superb apartment which offers impressive views directly over the marina and towards the Canary Wharf skyline

Basin Approach, Limehouse, London, E14

£450,000 Leasehold (176 years remaining)



- Impressive one bedroom apartment
- Larger than average balcony
- Superb views
- Secure parking
- No onward chain

Description

Internal viewing is the only way to appreciate this superb one bedroom apartment position on the third floor of this sought after development, fronting Limehouse marina. Internally, the apartment offers approximately 462 sq ft of bright and airy living space. There is a generous lounge, a fitted kitchen with integral appliances, spacious bedroom with fitted wardrobes and a three piece bathroom suite.

Externally, there is a large balcony, which offers superb views overlooking the water and on towards the Canary Wharf skyline, making the perfect breakfast spot on a sunny morning. There is also the added advantage of secure parking.

Local Information

Basin approach sits on Limehouse marina, and is positioned within easy access of a variety of restaurants, bars and riverside pubs. Transport links include Limehouse DLR and C2C stations and the Thames Clipper riverboat service, all of which offer excellent links into Canary Wharf, Greenwich and Central London.

All times and distances are approximate.

Tenure

Leasehold (176 years remaining)

Local Authority

London Borough of 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.





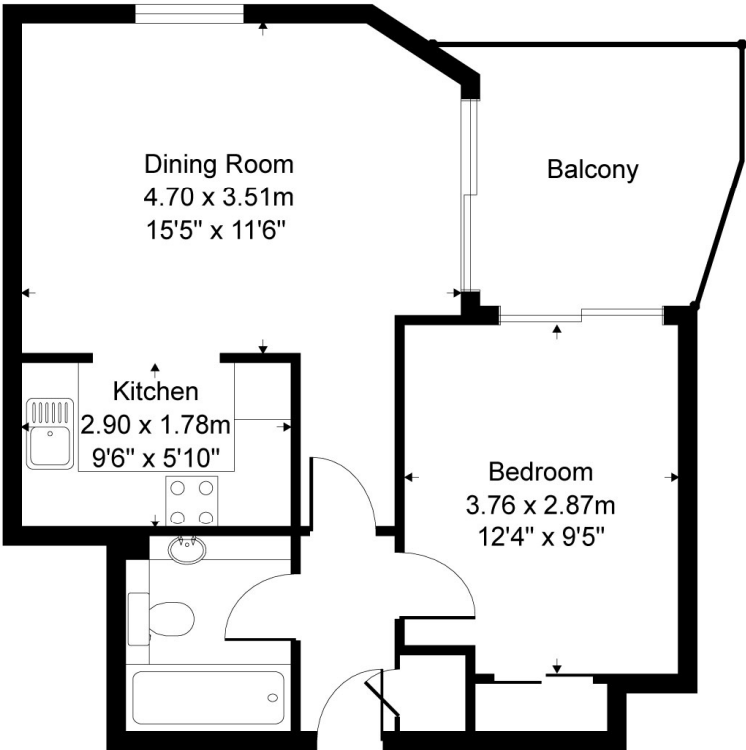
Basin Approach, Limehouse, London, E14
Gross Internal Area 462 sq ft, 42.9 m²

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Gross internal floor area (approx):
42.9 sq m / 462 sq ft
For Identification only - Not to scale
Niche Communications



Third floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(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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