



Burrells Wharf is an attractive riverside development comprising of a variety of warehouse style buildings, sympathetically restored and converted for residential use.

Slipway House, 2 Burrells Wharf Square, Isle of Dogs, London, E14

Offers in Excess of £1,000,000 Share of Freehold (Lease Expiry June 2987)



- Substantial duplex penthouse
- Tastefully upgraded interiors
- Large private roof terrace
- Secure underground parking
- Concierge / gym / pool

Description

This impressive penthouse unit, is considerably larger than average, boasting approximately 1825 sq ft of bright and airy living accommodation set across the two top floors. Internally, the owners have extensively re-modernised the apartment, adding various tasteful upgrades to the interior, making this perfect for someone who wants to move straight in with no works required.

You are greeted by a vast entrance hallway, which boasts fitted storage, a feature glass staircase leading up to the first floor landing, and further providing access into the living space via double doors. The living area is of considerable scale and proportion and flows effortlessly into a sleek high gloss fitted kitchen, housing a range of designer appliances. There is also access onto a private balcony, which features partial views of the Thames during the winter months. Upstairs an impressive galleried landing provide access to four bedrooms, with the principal suite featuring a walk in wardrobes and stylish en-suite, in addition to a luxurious four piece family bathroom. There is also a superb private roof terrace, making the perfect spot to enjoy breakfast of a summer's morning.

Additionally, there is secure underground parking, 24 hour concierge, a fully equipped residents' gymnasium and heated indoor pool.

Local Information

Positioned just off of Westferry Road, Burrells Wharf is located just over a mile away from Canary Wharf, which offers a vast range of shops, trendy bars and restaurants. The Thames Clipper service runs from just outside of the development, and Mudchute DLR is positioned just 0.4 miles away, offering swift access into both Canary Wharf and Bank station. Both the Jubilee and newly opened Elizabeth line further enhance swift connectivity throughout the Capital and beyond. Greenwich foot tunnel is also within easy reach, providing access to South of the River, where you can enjoy a range of family parks and the highly renowned local markets.

All times and distances are approximate.

Tenure

Share of Freehold (Lease Expiry June 2987)

Local Authority

Tower Hamlets

Council Tax

Band = G

Ground Rent

£50 per annum

Service Charge

£11000 per annum

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.



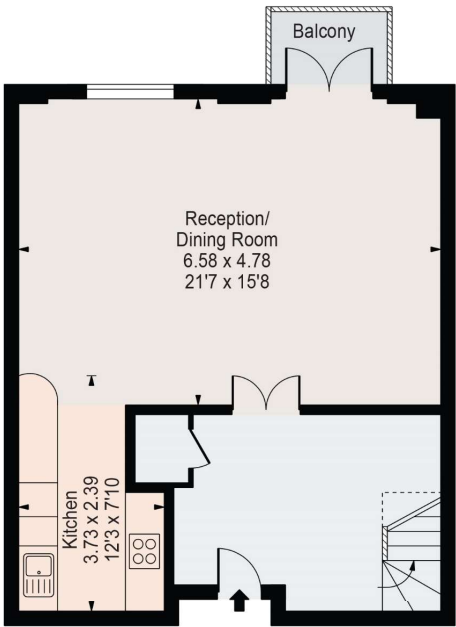


Slipway House, 2 Burrells Wharf Square, Isle of Dogs, London, E14
Gross Internal Area 1825 sq ft, 169.5 m²

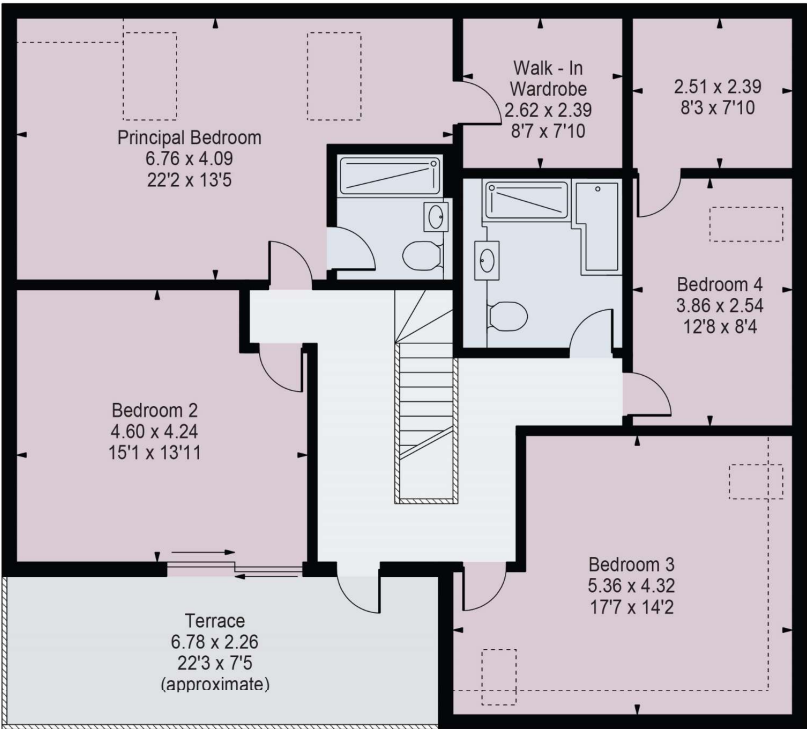
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Slipway House
Gross Internal Area(Approx)
Total = 169.55 Sq m / 1825 Sq ft



Third Floor
(565 Sq Ft - 52.49 Sq M)



Fourth Floor
(1260 Sq Ft - 117.06 Sq M)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(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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