

BERGLEN COURT, LIMEHOUSE, E14

SSTC

£650,000 Leasehold

Two Bedroom Apartment | Fifth Floor | 825 Sq Ft (Approx) | Private Balcony | Stunning Marina Views | Allocated Parking Space | Two Recently Installed Bathrooms | No Onward Chain | 24 Hour Concierge | Close To Limehouse DLR Station

- Allocated Parking
- Amazing views
- EWS1 compliant
- Fifth floor
- Private Balcony
- Two bathrooms
- Two Double Bedrooms

This fantastic two bedroom apartment enjoys amazing views of Limehouse Marina and boasts approximately 825 sq ft of internal living space.

Positioned on the fifth floor, the property comprises entrance hall, semi-open plan reception room with fully fitted kitchen, floor to ceiling windows providing access to a private balcony, master bedroom with built-in wardrobes and en-suite shower room, second double bedroom and main family bathroom (both bathrooms have recently been installed).

Berglen Court includes a 24 hour concierge and there is also an allocated parking space included.

Transport links include Limehouse DLR Station which is moments away.

Offered to the market with no onward chain.

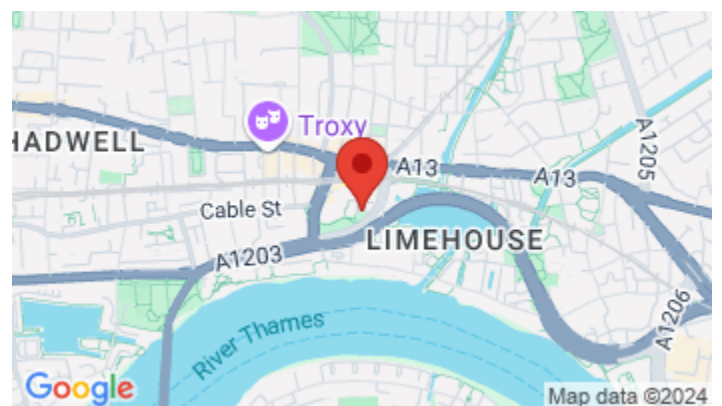
Tenure: Leasehold (174 years)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.