



## HORSEFERRY ROAD, LIMEHOUSE, E14

**SSTC**

£315,000 Leasehold

One Bedroom Apartment | EWS1 Compliant | Third Floor |  
Chain Free | Lift Access | Gated Development | Open Plan  
Reception Room | Upgraded Bathroom | Sought After Location  
| Walking Distance To Limehouse DLR Station

- EWS1 compliant
- One bedroom
- One bathroom
- Gated Development
- Close to Limehouse DLR
- Third Floor
- Popular location

We are pleased to present this bright and spacious third floor, one bedroom apartment located in a highly sought-after location moments away from Limehouse DLR station which has great transport links into the City, Canary Wharf, Stratford International and Greenwich. The property is situated close to the River Thames, Limehouse Marina, green spaces and a variety of riverside pubs and restaurants.

The accommodation comprises entrance hall with storage cupboard, open plan kitchen/living room, one double bedroom and a large bathroom. Externally, there is a secure gated leafy courtyard with a bicycle store, bin store and bulk item shed.

Located on Horseferry Road, this property is moments from Narrow Street, which offers a range of eateries and bars and provides access to the Thames Path as well as being within a very short walk to Limehouse DLR station which provides quick and easy access into the City and Canary Wharf.

EWS1 compliant.

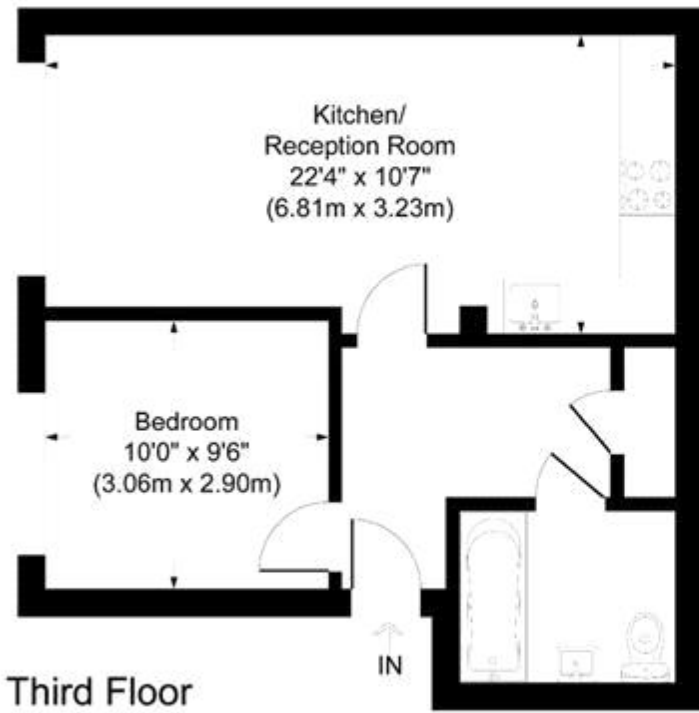
Tenure: Leasehold (168 years)

Ground Rent: £0 per year

Service Charge: £2,376 per year



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**Horseferry Road**

Approximate Gross Internal Area  
Total = 43.1 sq m / 464 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	86
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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/fitings 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.