



DISCOVERY DOCK WEST, CANARY WHARF, E14

£425,000 Leasehold

One double bedroom apartment in Discovery Dock West, one of the closest residential buildings to Canary Wharf station with on site facilities such as a pool, gym and concierge.

- Close to local transport links
- First floor
- High Ceilings
- Onsite concierge
- Residents gym
- Modern development

One double bedroom apartment in Discovery Dock West, one of the closest residential buildings to Canary Wharf station with on site facilities such as a pool, gym and concierge. Property benefits from being newly repainted, having wooden flooring in the living room and new carpet in the bedroom with under floor heating throughout. The property is located within close proximity to transport links including South Quay DLR, Canary Wharf tube station.

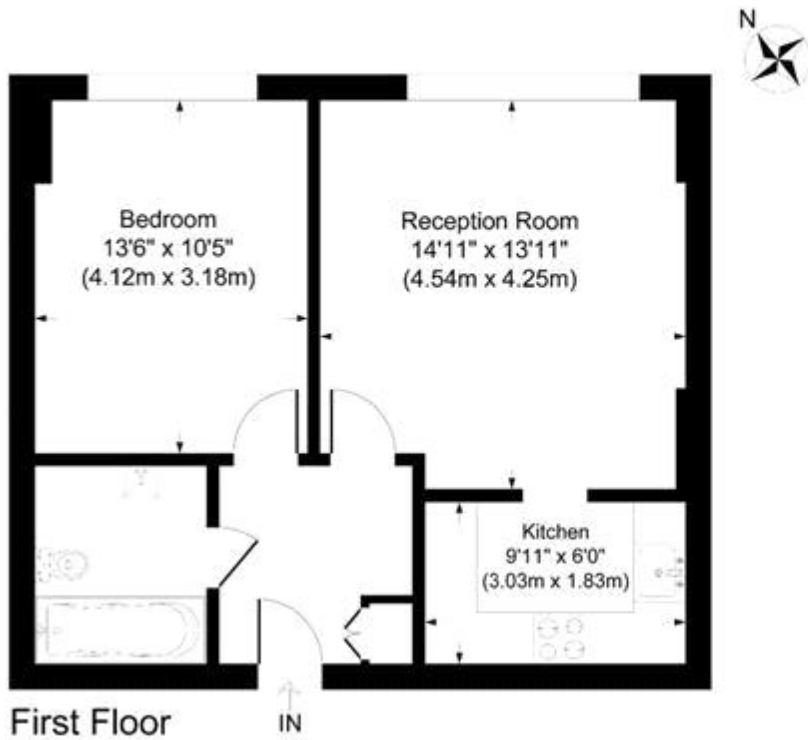
Tenure: Leasehold (157 years)

Ground Rent: £150 per year

Service Charge: £4,400 per year



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**Discovery Dock
Apartments West 2
South Quay Square**

Approximate Gross Internal Area
Total = 49.7 sq m / 535 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(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/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.