



## HAMILTON HOUSE, LIMEHOUSE, E14

GUIDE PRICE £775,000 Leasehold

Three Bedroom Apartment | Split Level Arranged Over The Third & Fourth Floor | Three Bathrooms | Allocated Parking Space | Private Balcony | Furnished | Marina Views | 24 Hour Concierge | Residents Gym | Gated Development | Close To Limehouse DLR Station

- Three bedrooms
- Three bathrooms
- Allocated parking space
- Private Balcony
- Split level apartment
- No Onward Chain
- Marina views

Guide Price: £775,000 - £795,000.

Arranged over the third and fourth floor is this split level, three bedroom, three bathroom apartment that is offered with no onward chain.

The property offers an abundance of space throughout and includes two reception areas, modern fitted kitchen and a private balcony with views of Limehouse Marina.

The property is located in Hamilton House which forms part of Victory Place. Victory Place is a gated development off Narrow Street that features a 24 hour concierge and residents gym.

Limehouse DLR station is within a short walk away which provides easy access into the City and Canary Wharf.

Tenure: Leasehold (166 years)

Ground Rent: £200 per year

Service Charge: £4,502.96 per year

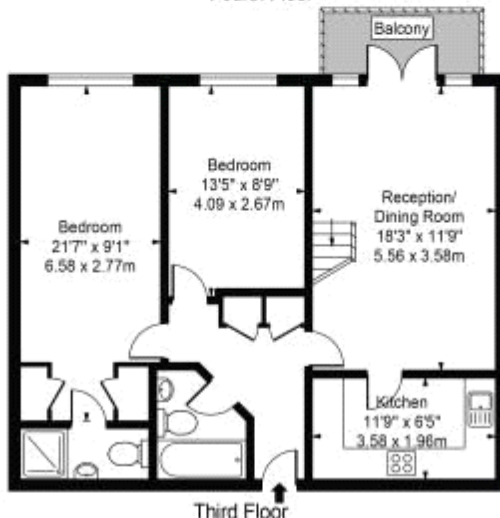
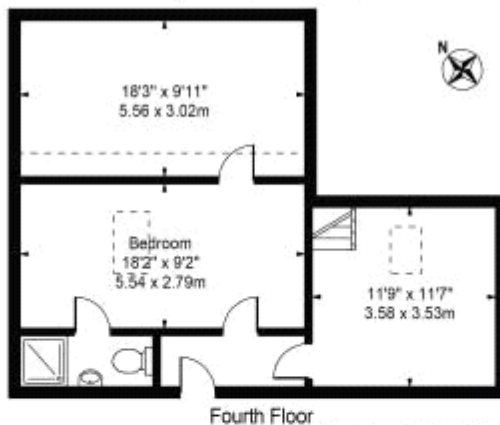


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**GUIDE PRICE £775,000** Leasehold

# Hamilton House, E14

Approx. Gross Internal Area 1340 Sq Ft - 124.49 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 1185 Sq Ft - 110.09 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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/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.