



Harbour Way, South Quay, E14

Asking Price: £600,000

 Benham
& Reeves

Harbour Way, South Quay, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set within an outstanding apartment building near Canary Wharf, this exquisite 1 bedroom flat is arranged over the 33rd floor of a contemporary purpose built block. The flat is offered in impeccable decorative condition and features panoramic views of the river and the City.

The apartment features an open-plan reception room with balcony access, seamlessly connected to a modern fully equipped kitchen with a bar table. A well-proportioned double bedroom with built-in storage, a contemporary bathroom, and two spacious utility cupboards with additional built-in storage complete the layout.

Conveniently located next to South Quay DLR station, the apartment offers seamless travel to the City. With the upcoming Crossrail at Canary Wharf station and quick access to South Quay, residents can enjoy swift connections to Central London and beyond.





Property Features:

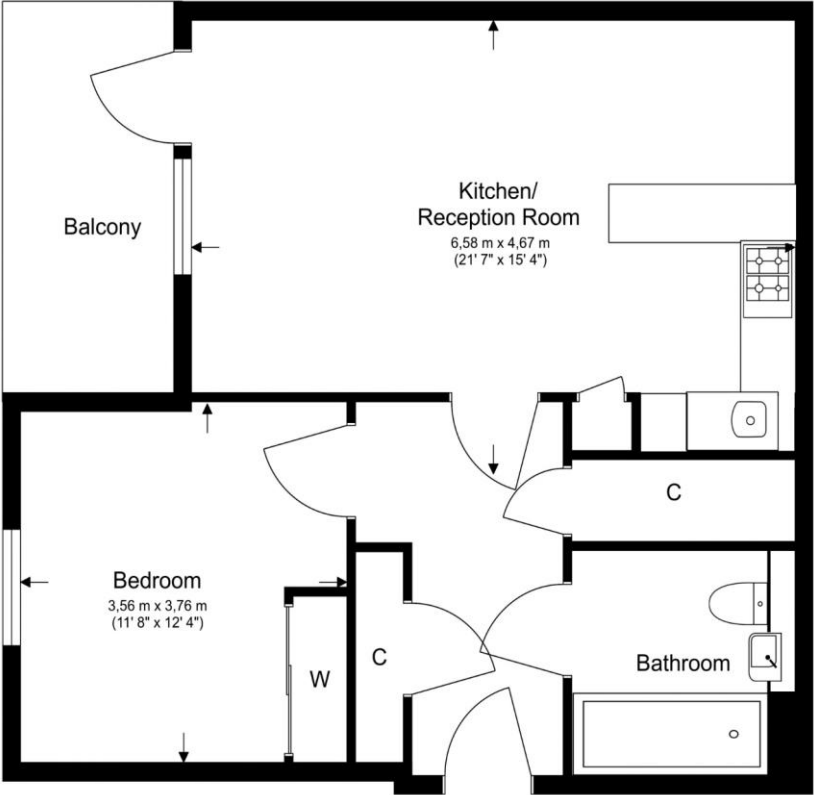
- One bedroom
- One bathroom
- 620 square feet (Approx.)
- 33rd floor
- Open plan living area
- Balcony
- Residents lounge



33rd Floor

Total Gross Internal Area

57.6 Sq/m - 620 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 31/12/3014 Approximately 990 Years Remaining
Ground Rent:	£350.00 (per annum) 2023
Service Charge:	£3,316.68 approx. (per annum) 2023
Anticipated Rent:	£2,800.00 pcm Approx. 5.3 % Yield

Viewings:

All viewings are by appointment only through our China Office.

Our reference: CHN230014

T: +86 21 6039 8515

E: china@benhams.cn

W: www.benhams.com

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