



Prestons Road, Blackwall, E14

Asking Price: £625,000

 Benham
& Reeves

Prestons Road, Blackwall, E14

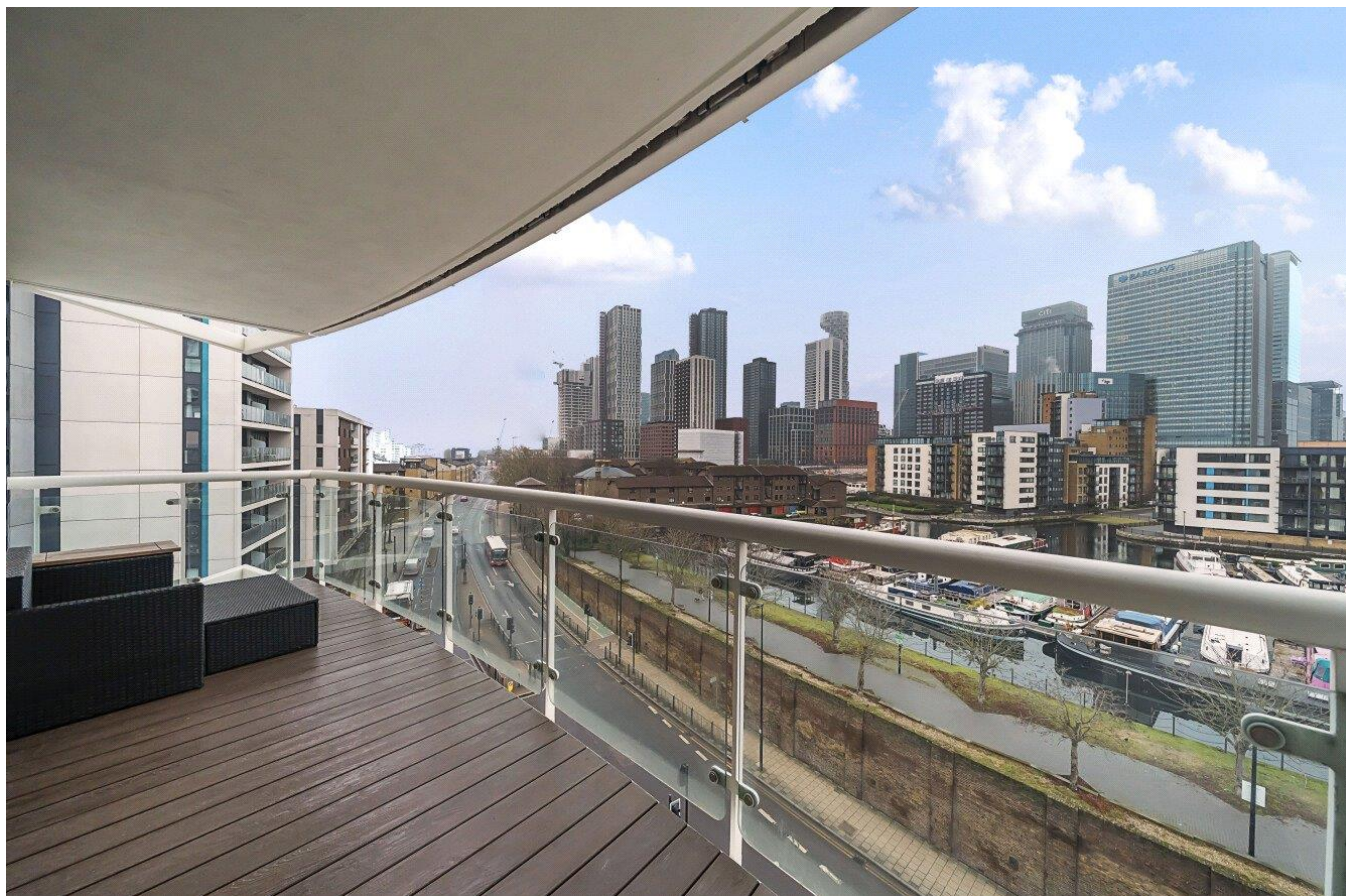
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning property is finished to an exacting specification, featuring a large, bright open-plan living room/kitchen leading to a large, private balcony with views of the Canary Wharf skyline, the River Thames & O2. The balcony can also be accessed via the main bedroom. Accommodation comprises two double bedrooms, one with an en-suite shower room, the other offering a peaceful room with views overlooking the communal courtyard.

The entire apartment has been beautifully refurbished and is presented in excellent decorative order. In addition, the property comes with the added benefits of a secure parking space and access to concierge services, offering both comfort and convenience in this highly desirable location. The spacious, sheltered balcony offers superb, uninterrupted views towards Canary Wharf. With a south-east facing orientation, it benefits from ample natural light throughout the year, making it an ideal space for outdoor relaxation and entertainment in any season.

Lumina Building is located on Prestons Road just 0.3 miles from Blackwall DLR Station and approximately 0.8 miles from Canary Wharf station.





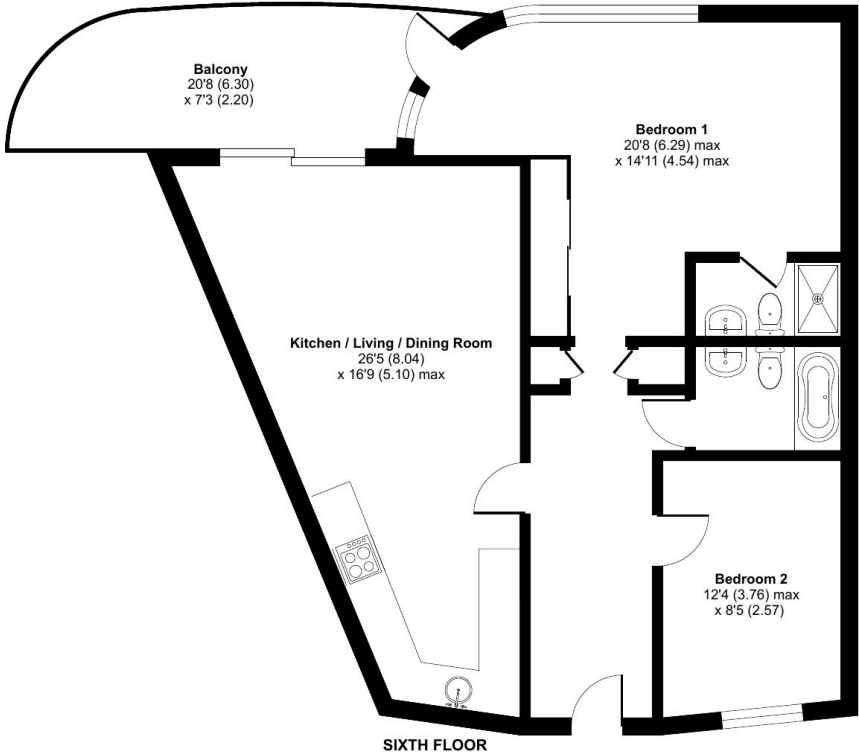
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Seventh Floor
- Chain Free
- Balcony
- Underground Parking Space
- 24 Hour Concierge
- Views Over the Marina and Canary Wharf Financial District



Prestons Road, London, E14

Approximate Area = 833 sq ft / 77.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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	

Terms & Conditions:

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

Asking Price:	£625,000
Tenure:	Leasehold Expires 31/12/3001 Approximately 976 Years Remaining
Ground Rent:	£1,161.74 (per annum)
Service Charge:	£6,480.60 (per annum)
Anticipated Rent:	£2,800.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240366

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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