



Burrells Wharf Square, Canary Wharf, E14

Asking Price: £925,000

Benham
& Reeves

Burrells Wharf Square, Canary Wharf, E14

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

An absolutely stunning and extremely spacious two bedroom, two bathroom duplex penthouse apartment with two private terraces, offering amazing entertaining space and breath taking views over the Canary Wharf Skyline.

The entrance of the apartment is on the third floor and you will enter into a entrance hall which leads to a spacious reception, which leads out onto the first of two outside spaces a balcony that has views over the landscaped gardens and the development. Adjacent to the reception on the same floor is a well presented and fully quipped separate fitted kitchen with integrated appliances.

The upper level of the apartment, located on the fourth and top floor are two large double bedrooms and a large living room which has the potential to be converted to a third double bedroom.

The principal bedroom is a large double bedroom with lots of built in storage space. The bedroom leads to its own en suite bathroom and to a very large utility space which can be converted to an office space or a walk in wardrobe.

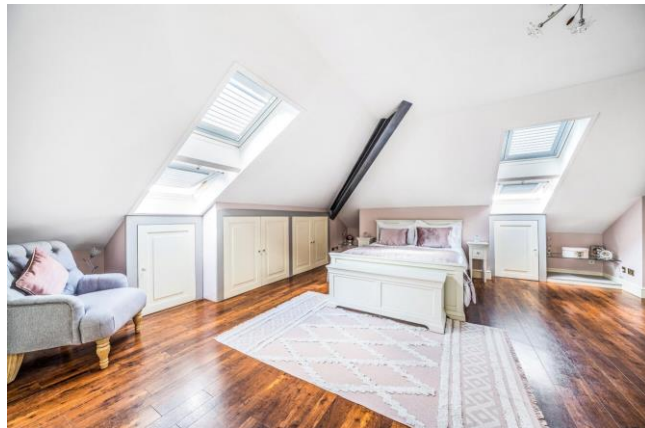
The upstairs living room opens onto a private roof terrace, perfect for outside dining and entertaining.

The property is in excellent condition throughout and comes with an underground car parking space and a Share of Freehold.

Residents of Burrells Wharf enjoy the use of a fabulous heated pool, Jacuzzi, sauna and gym. There is a 24 hour concierge team always available, as well as communal gardens, ideal for summer BBQs.

Burrells Wharf is in an excellent spot just 30 minutes' walk from Canary Wharf itself. The Greenwich foot tunnel is a short stroll away, allowing for quick access to Greenwich Village. Both Mudchute and Island Gardens DLR are within walking distance. As the development is next to the river there is an Uber Boat pier is just outside, offering another commute option into the City and West London via the River Thames.

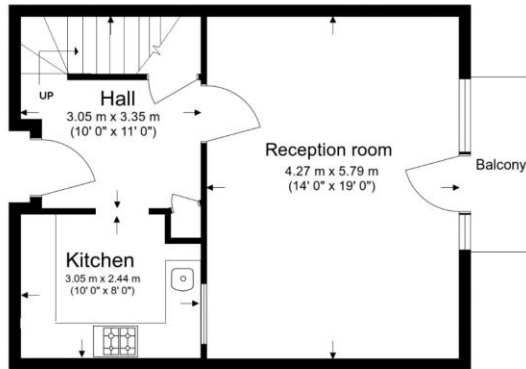




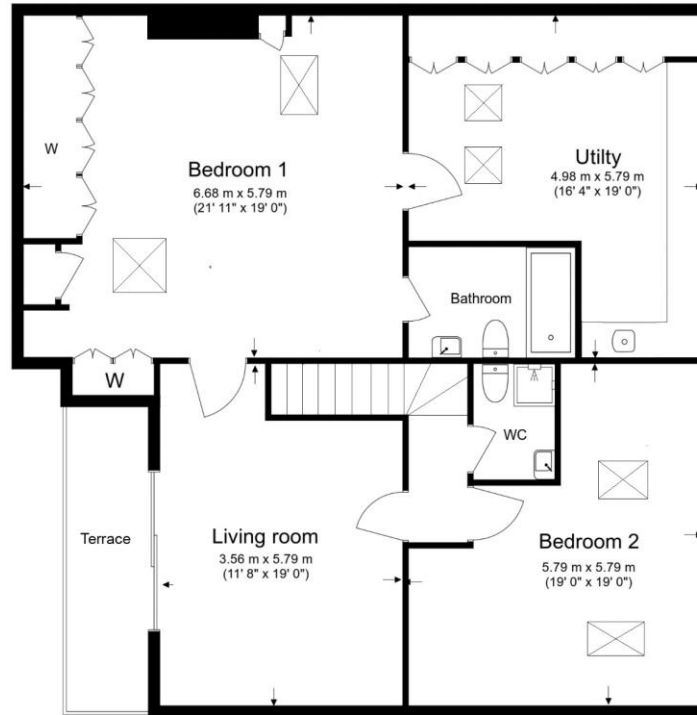
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Underground Parking
- Pool and Gym
- Share of Freehold
- Private Roof Terrace
- Canary Wharf Views
- 24 Hour Concierge
- 1,895 Square Feet (Approx.)
- Excellent Transport Options

Total Gross Internal Area
176 Sq/m - 1,895 Sq/ft

Third Floor



Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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:	£925,000
Tenure:	Share of Freehold Expires 23/06/2113 Approximately 88 Years Remaining
Ground Rent:	£50.00 (per annum)
Service Charge:	£10,000.00 (per annum) Includes Heating
Anticipated Rent:	£2,100.00 pcm Approx. 2.7% Yield

Viewings:

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

Our reference: CWH240203

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

