



# Harbour Way, South Quay, E14

Asking Price: £775,000

Benham  
& Reeves

# Harbour Way, South Quay, E14

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

Experience unparalleled city living in this exquisite 26th-floor 2-bedroom, 2-bathroom apartment at Maine Tower. Enjoy panoramic west and south-facing river views through expansive floor-to-ceiling south-facing windows that flood the open-plan living space with natural light. Step out onto your private south-facing balcony for breathtaking vistas.

The modern kitchen is fully equipped with integrated appliances, while the bedrooms offer ample space and fitted wardrobes. Two stylish bathrooms complete this luxurious residence.

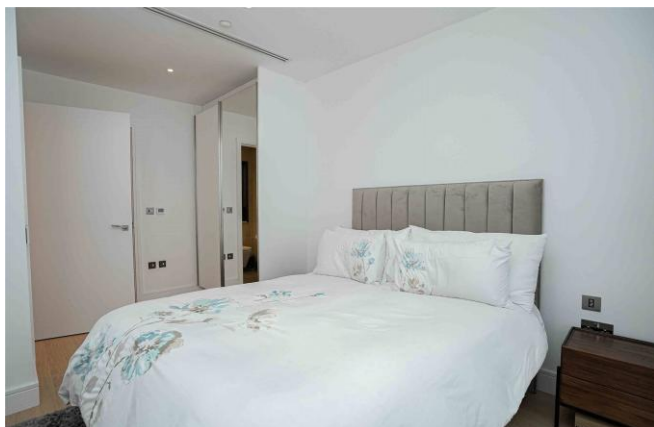
Residents of Maine Tower enjoy access to a range of amenities including a 24-hour concierge, a residents' lounge, a cinema, and a games room. Located in the heart of Canary Wharf, you'll be within easy reach of world-class dining, shopping, and entertainment, with excellent transport links via South Quay DLR and Canary Wharf Underground Station.





## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 26th Floor
- Concierge
- River View
- Long Lease
- South Quay Station



Total Gross Internal Area  
68.2 Sq/m - 734 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	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:	£775,000
Tenure:	Leasehold Expires 31/12/3014 Approximately 989 Years Remaining
Ground Rent:	£225.00 (per annum)
Service Charge:	£2,755.00 (per annum)
Anticipated Rent:	£3,000.00 pcm Approx. 4.5% Yield

## Viewings:

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

Our reference: CWH250021

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