



# Manchester Grove, London, E14

Asking Price: £670,000

Benham  
& Reeves

# Manchester Grove, London, E14

 2 Bedroom (s)  1 Bathroom (s)  Freehold

Nestled in a quiet residential tree-lined road is this spacious two bedroom end-of-terrace house. Arranged over three floors with an approximate 1,310 square feet of living space, this fabulous home has features that include a modern kitchen, a lounge leading to a bright conservatory perfect for dining, a utility room and a four piece bathroom. Additionally, there is a well maintained south-facing garden with a self-contained office/studio and a paved driveway for parking at the front.

Manchester Grove is located within the catchment area of Canary Wharf College and is also close to the green spaces of Millwall Park, the River Thames and the Greenwich foot tunnel.

Transport links include Island Gardens DLR, providing convenient access to both Canary Wharf and Bank.



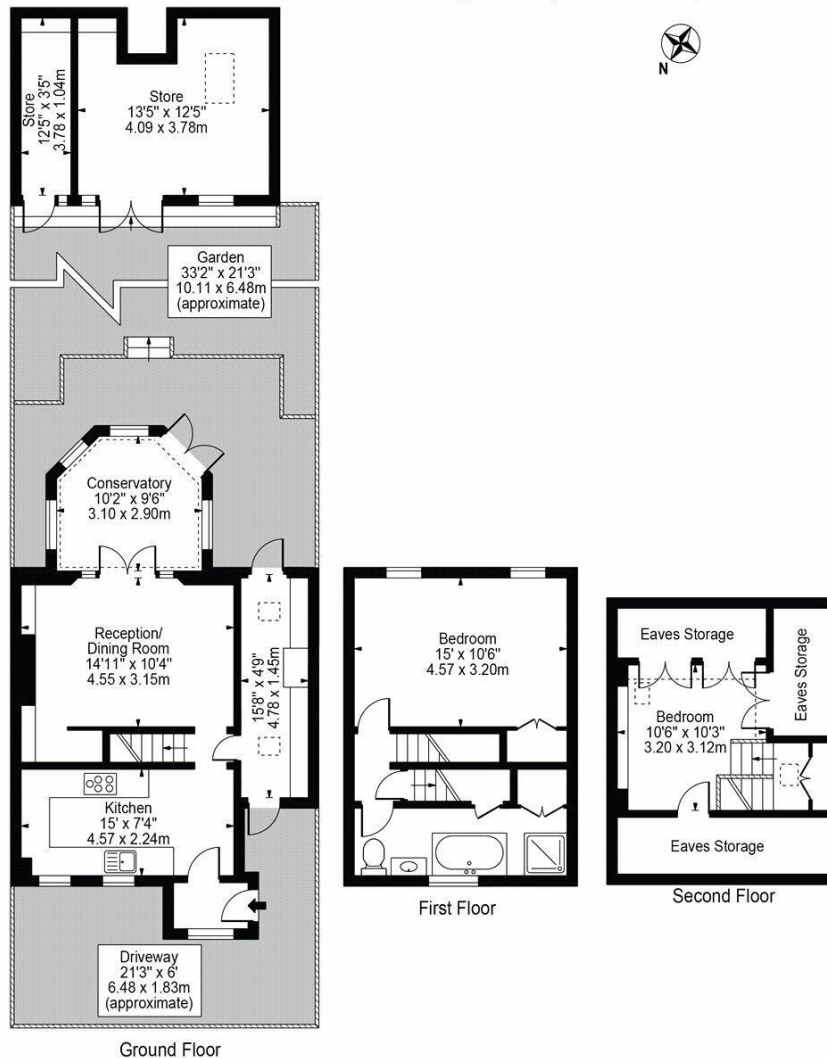


## Property Features:

- Two Bedrooms
- One Bathroom
- 1310 Square Feet (Approx.)
- Three Floors
- Freehold
- Conservatory
- Garden Studio/Office
- Off Street Parking



**Manchester Grove, E14**  
 Approx. Total Internal Area 1310 Sq Ft - 121.70 Sq M  
 (Including Restricted High Area, Eaves Storages & Out Building)  
 Approx. Gross Internal Area 1010 Sq Ft - 93.83 Sq M  
 (Excluding Restricted High Area, Eaves Storages & Out Building)  
 Gross Internal Area Of Out Building 205 Sq Ft - 19.05 Sq M



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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

## Terms & Conditions:

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

Asking Price:	£670,000
Tenure:	Freehold
Anticipated Rent:	£2,800.00 pcm Approx. 5.0% Yield

## Viewings:

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

Our reference: CWH240185

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E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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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

