




**St Annes Street, Canary Wharf, E14**

Asking Price: £250,000

 Benham  
& Reeves

# St Annes Street, Canary Wharf, E14

 Studio

 1 Bathroom (s)

 Leasehold

\*Guide Price £250k - £285k

A larger than average studio apartment spanning 310 square feet in the ever-popular Elite House Development in Canary Wharf

This modern and contemporary studio on the 2nd Floor, boasting an open-plan living room and kitchen as well as a family bathroom the property benefits from integrated appliances, wooden flooring and floor-to-ceiling windows and a communal rooftop terrace.

The development includes concierge and video security and residents' roof terrace. The apartment is situated 0.3 miles to Westferry DLR station or 0.5 miles to Limehouse DLR/C2C stations - with Westferry being just two stops from the very heart of Canary Wharf itself. This strategic location opens the door to the entire metropolis, with connection to London's Jubilee Line or DLR direct to Bank and The City in just 8 minutes.





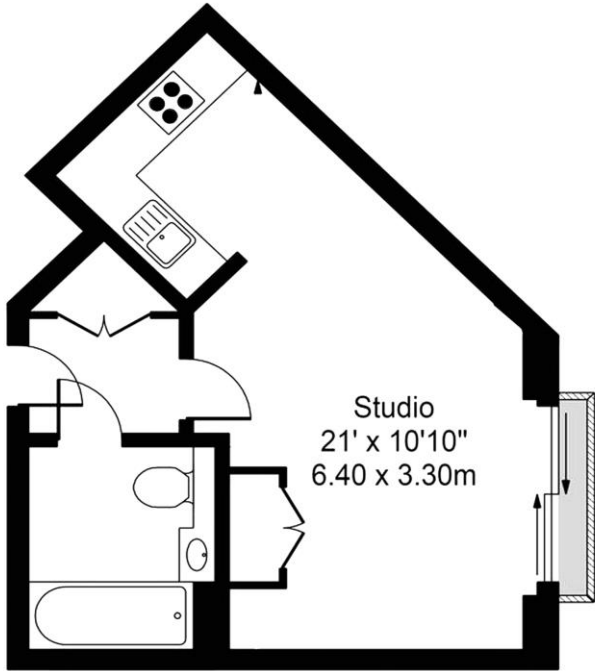
## Property Features:

- Studio
- 2nd floor
- Residents' roof terrace
- Open plan
- 310 square feet
- Concierge
- Video security
- Perfect for ftb or investors



## 2nd Floor

Approx gross internal area: 310sq/ft - 29sq/m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Terms & Conditions:

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

Asking Price:	£250,000
Tenure:	Leasehold Expires 18/08/3007 Approximately 984 Years Remaining
Ground Rent:	£450 (per annum) 2023
Service Charge:	£1,965 approx. (per annum) 2023
Anticipated Rent:	£1,500 pcm Approx. 6% Yield

## Viewings:

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

Our reference: BEA220277

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