

Taffrail House, Canary Wharf

£700,000

Two double bedrooms

Large roof terrace

Exceptionally spacious

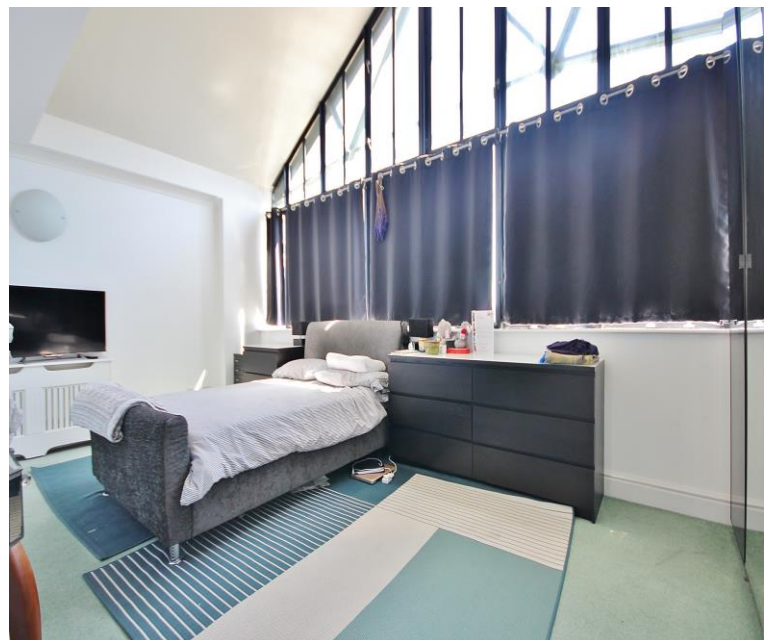
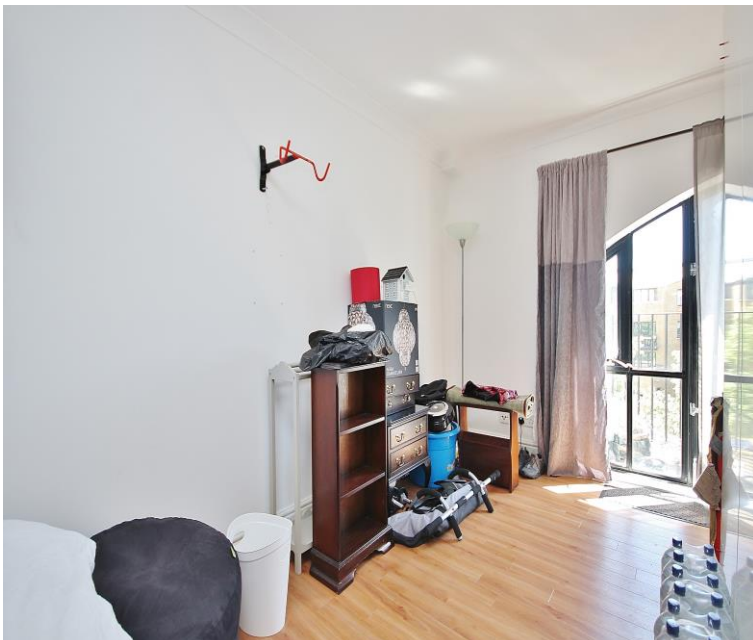
Grade II listed development


Onsite facilities - Gym, pool, jacuzzi, sauna


Walking distance to Mudchute DLR



A wondrously spacious and bright split level, Grade II listed warehouse converted apartment with onsite leisure center including a heated swimming pool, air conditioned gym, sauna and jacuzzi. This beautiful home comprises of two double bedrooms with the master bedroom benefiting from an en-suite bathroom and the other has an exceedingly large roof terrace. The living space benefits from having an arch floor to ceiling windows leading to a private balcony overlooking the communal BBQ area, water feature and partial River views. Added luxury of a separate fitted kitchen, utility room and 2.5 bathrooms with gas central heating inclusive of the rental figure. With a plethora of storage and larger than average internal space, makes this home perfect for a growing family. Close to Mudchute DLR and River taxis at Mast House Pier.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Tenure: *Leasehold*

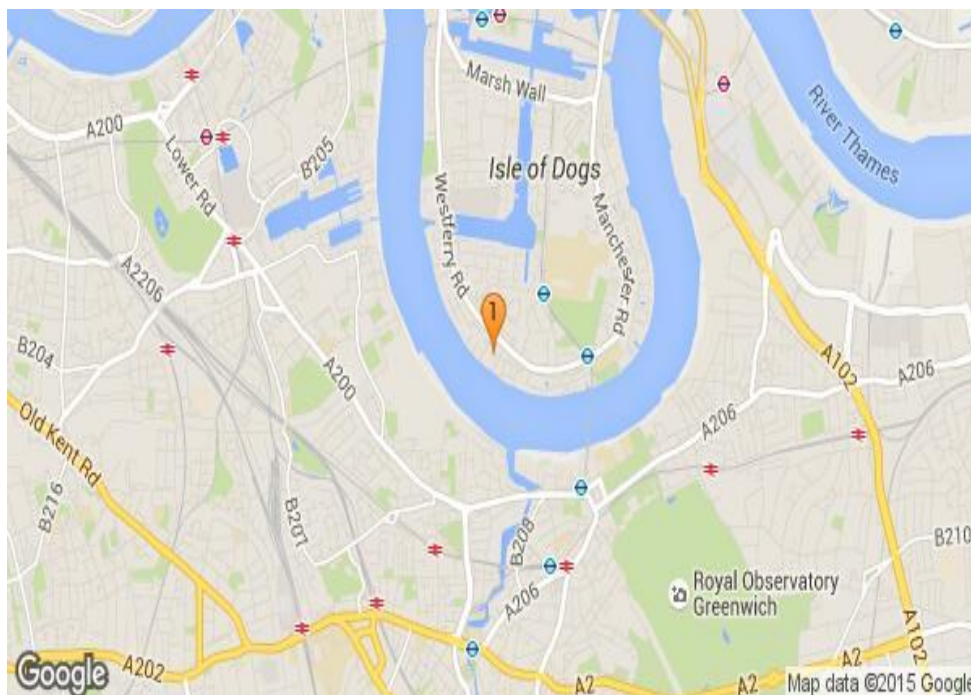
Service Charge: *TBC*

Ground rent: *£50 per annum*

Lease remaining: *94*

Local Authority: *Tower Hamlets*

Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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