



Chart House, London

Offers in Excess of £300,000

Spacious studio apartment

On-site amenities

Great size

Great community

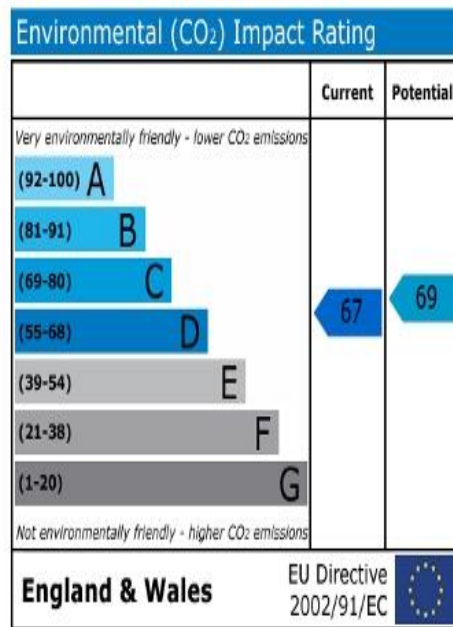
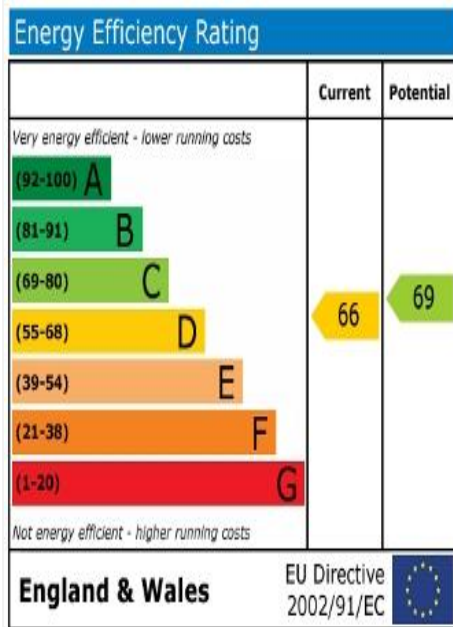
Riverside development

Underground parking



Found in great condition, we have a superbly sized studio apartment within Chart House, Burrells Wharf Square which is a Grade II listed riverside development with bundles of amenities available including concierge service, secure underground parking, communal BBQ courtyard, leisure centre (including gym, pool, jacuzzi & sauna) and most importantly, a great community. Only a stones throw away you have Mast House Terrace Pier for the Thames Clipper service and a bike hire stand, an 8 minute walk away from Mudchute & Island Gardens DLR and Greenwich Foot Tunnel for easy access on a leisurely stroll through the Thames. The open plan apartment features a private balcony, gas central heating inclusive of the service charge, Hyperoptics available and a long lease of 966 years remaining.





Tenure: *Share of Freehold*

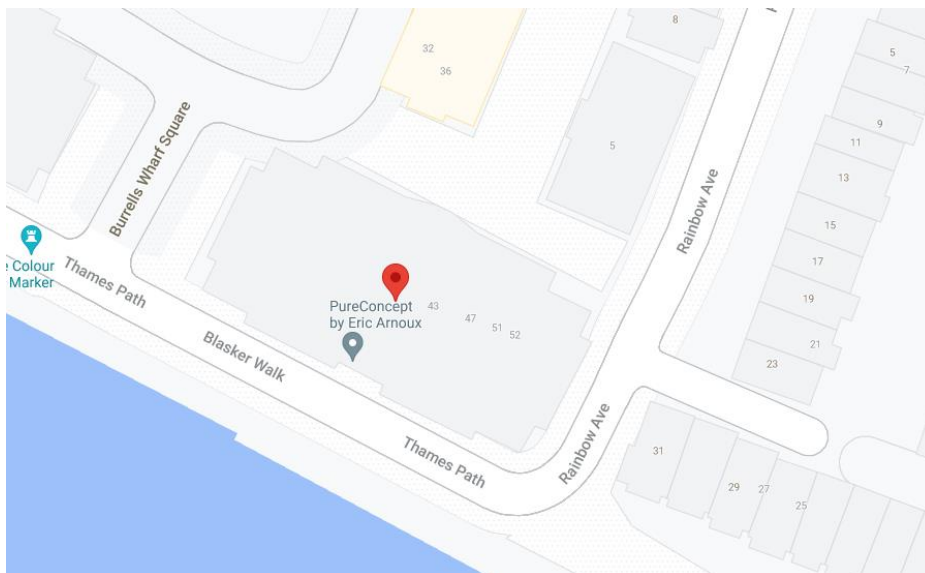
Service Charge: *£3,000 per annum*

Ground rent: *£10 per annum*

Lease remaining: *966*

Local Authority: *Tower Hamlets*

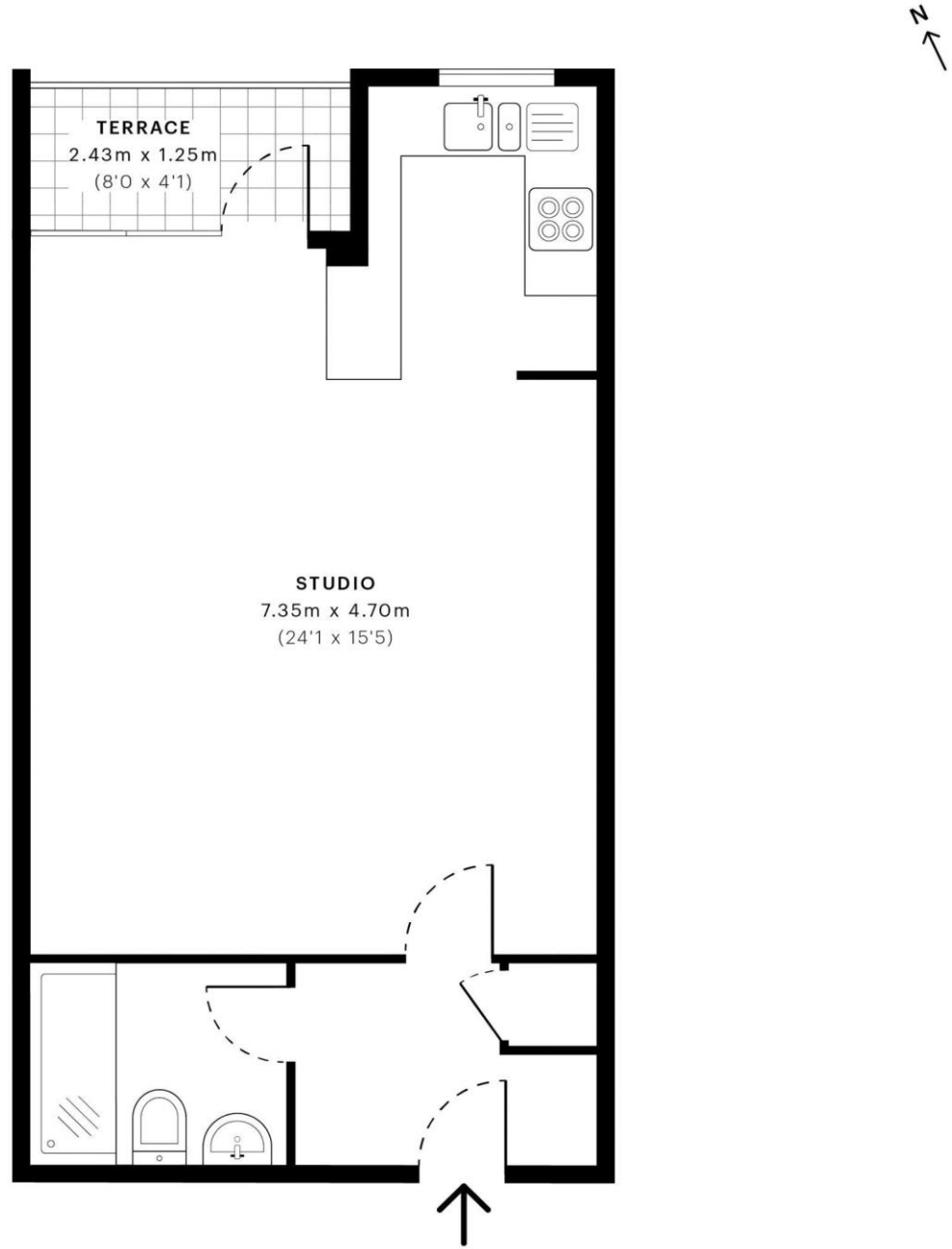
Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.



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.

020 7515 0800
 valuation@lmlondon.com
 www.lmlondon.com

The Gatehouse, 264 Westferry Road,
 Docklands, London, E14 3AG



GROSS INTERNAL AREA (GIA)
The footprint of the property

39.53 sqm / 425.50 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

38.88 sqm / 418.50 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

3.00 sqm / 32.29 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 42.53 sqm / 457.79 sqft
IPMS 3C RESIDENTIAL 41.88 sqm / 450.79 sqft

SPEC ID 60730e7cca5b0f0dcd3ca5d9