



Port East Apartments

16 Hertsmere Road, E14

Asking Price £975,000

An exquisite 3 bedroom duplex apartment in the enviably well-located Port East Apartments development, a Grade I Listed Georgian warehouse on the doorstep of Canary Wharf. The property has been renovated to an exceptional standard throughout.

CHESTERTONS



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- 1520sq ft 4th & 5th floor duplex 3 bedroom 2 bathroom apartment.
- Renovated throughout to an exceptional standard.
- Grade I Listed Georgian warehouse conversion.
- Period features include: wrought iron pillars, timber joists & exposed brickwork.
- Envious location by Canary Wharf Elizabeth Line & West India Quay DLR stations.
- Secure, allocated parking space; offered chain-free.



An exquisite 3 bedroom 2 1/2 bathroom duplex apartment in the enviably well-located Port East Apartments development, a Grade I Listed Georgian warehouse on the doorstep of Canary Wharf. The property has been renovated to an exceptional standard throughout, with a wonderful blend of the modern & the period features: the timber joists, wrought iron pillars, & exposed brickwork.

Port East Apartments enjoys a superb location adjoining West India Dock & within 100 metres of West India Quay DLR station for easy access to Canary Wharf & The City, & within 250 metres of the Elizabeth Line station for easy access to The West End, & to Heathrow in approximately 45 minutes. Additionally, the property is located 500 metres from Canary Wharf Jubilee Line station. Local amenities include a wide array of bars & restaurants as well as a large shopping centre beneath Canary Wharf; on Hertsmer Road itself there is a multi-screen cinema & Pure gym. Canary Wharf's business district is a short walk away across the footbridge.

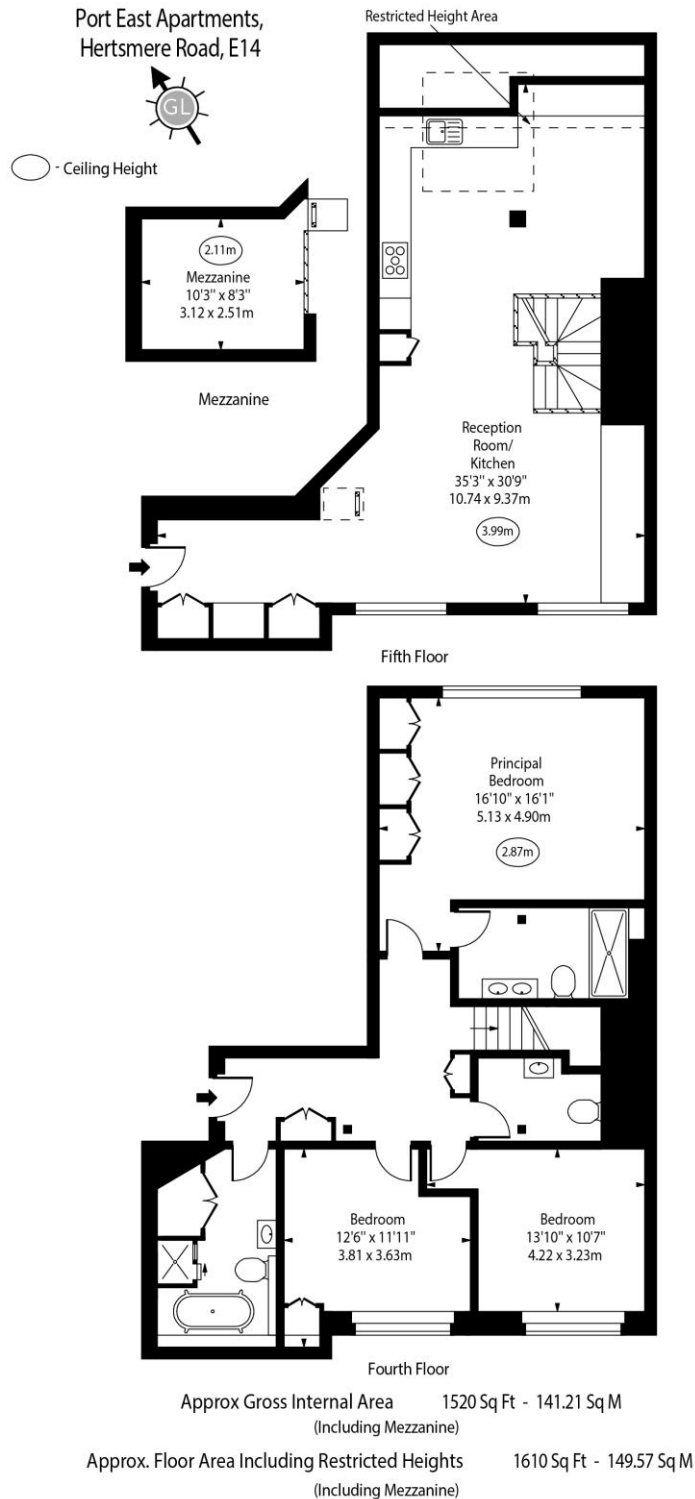
The property benefits from a secure, allocated parking space & is offered with no onward chain.

Tenure:	Leasehold – 97 years remaining approx.
Service Charge:	£12,431pa Approx
Ground Rent:	£600pa – doubling every 25 years from commencement
Local Authority:	Tower Hamlets
Council Tax Band:	H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	73 C
39-54	E		
21-38	F		
1-20	G		

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Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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