



2505 No 1 West India Quay, 26 Hertsmere Road, Canary Wharf, London, E14 4EG
£450,000



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Nestled in the heart of Canary Wharf, this charming apartment at 1 West India Quay offers a perfect blend of modern living and convenience. Spanning an impressive 613 square feet, this well-appointed residence features a welcoming reception room, ideal for both relaxation and entertaining guests. The apartment boasts a comfortable bedroom, providing a serene retreat after a busy day in the city.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the availability of parking for one vehicle, a rare find in this bustling area, making it an excellent choice for those who require easy access to their car.

Living in Canary Wharf means you are surrounded by a vibrant community, with an array of shops, restaurants, and leisure facilities just a stone's throw away. The area is well-connected, offering excellent transport links to the rest of London, making it an ideal location for professionals and city dwellers alike.

This apartment presents a wonderful opportunity for anyone looking to embrace the dynamic lifestyle that Canary Wharf has to offer. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its prime location and modern amenities. Do not miss the chance to make this delightful apartment your new home.

Description

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Situation

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Council Tax Band: F

Available:



Floor Plans

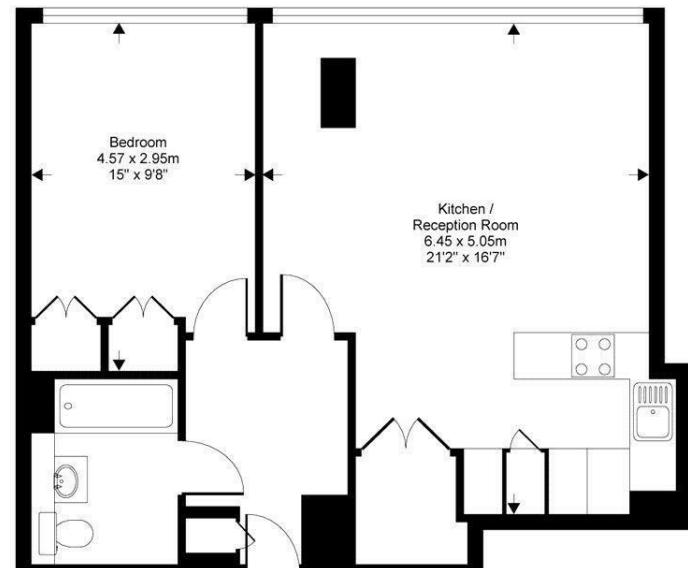
West India Quay, Hertsmere Road, London, E14

Gross internal floor area (approx):

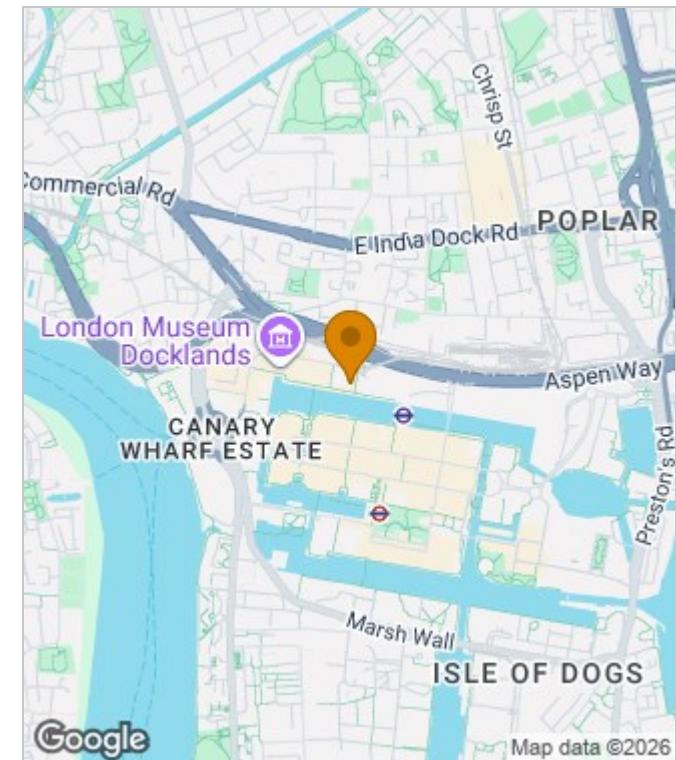
56.9 sq m / 613 sq ft

For Identification only - Not to scale

Niche Communications



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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