



Rendel House, Goodluck Hope Walk, East India, E14

Asking Price: £450,000

 Benham
& Reeves

Rendel House, Goodluck Hope Walk, East India, E14

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Reeves

 1 Bedroom

 1 Bathroom

 Leasehold

Set within the highly sought-after Goodluck Hope development, one of E14's most exciting riverside destinations, this impressive one-bedroom apartment offers contemporary living in a truly unique setting.

Positioned on the seventh floor of Rendel House, the apartment extends to approximately 538 sq. ft. and benefits from a private balcony with attractive side river views, the perfect spot to unwind and take in the atmosphere of this distinctive waterside development.

Inside, the apartment has been thoughtfully designed with modern city living in mind. The stylish fully fitted kitchen flows seamlessly into the bright open-plan reception and dining area, creating a fantastic space for both relaxing and entertaining.

The generously proportioned bedroom provides a peaceful retreat, complemented by a contemporary bathroom finished to a modern standard.

Goodluck Hope is more than just a place to live; it is a vibrant riverside neighbourhood with a distinctive character, combining modern architecture, waterside surroundings and an exciting community atmosphere.

Ideally positioned along the banks of the River Thames, this apartment enjoys an enviable location just moments from Canning Town station, offering direct access to the Jubilee Line and DLR. Canary Wharf is also within easy reach, while the nearby Elizabeth Line provides fast connections across London and beyond, making this an exceptional opportunity for both owner-occupiers and investors.

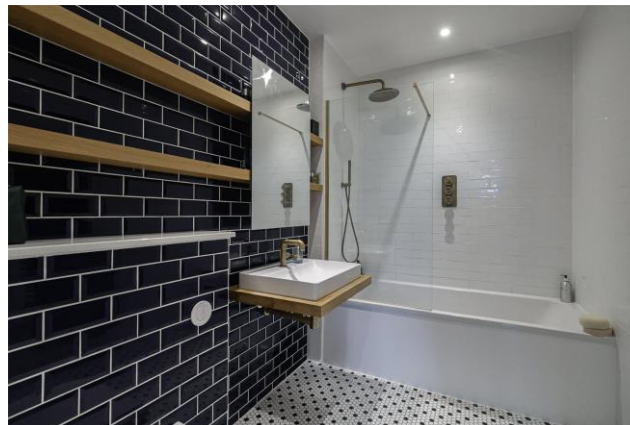


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Property Features:

- One Bedroom
- Bathroom
- Seventh Floor
- Side River Views
- Private Balcony
- 24h Concierge
- Brass Fittings
- Air conditioning





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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:	£450,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 990 Years Remaining
Ground Rent:	£535.68 (per annum) For the year 2026
Service Charge:	£4,524.00 (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: CWH240240

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