



Morello House, Leamouth Road, East India, E14

Asking Price: £325,000

Benham
& Reeves

Morello House, Leamouth Road, East India, E14

 1 Bedroom

 1 Bathroom

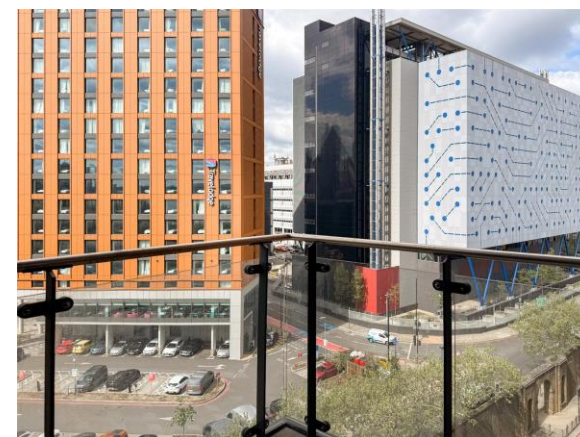
 Leasehold

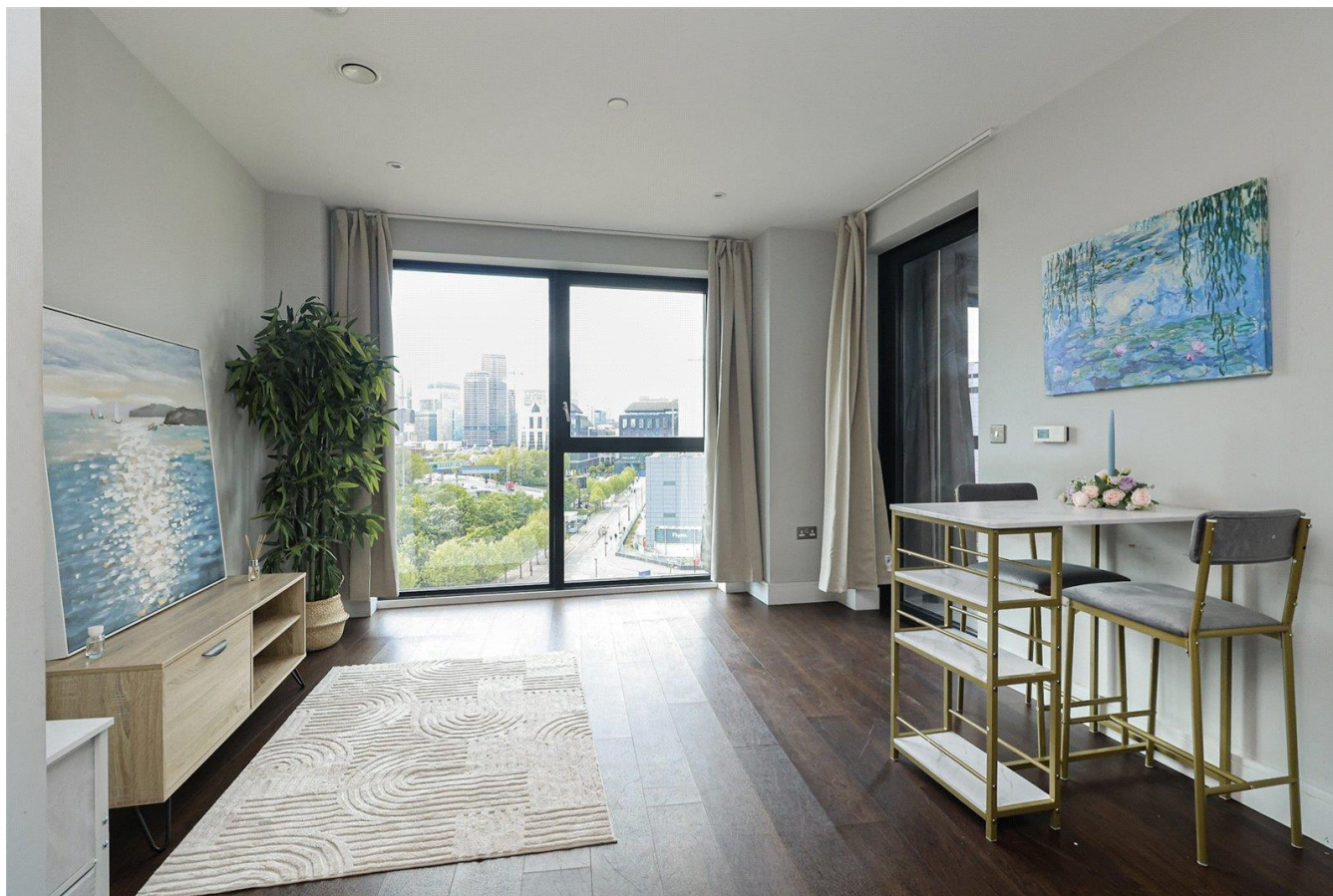
This exceptional 1 bedroom apartment is located on the seventh floor of the prestigious Morello House, offering approximately 571 sq. ft of modern, stylish living space. As you enter, you are greeted by handy storage on the left, leading into a double-size bedroom complete with built-in wardrobes and floor-to-ceiling south-facing windows that flood the space with natural light.

The open-plan kitchen and living area seamlessly flow onto a private west-facing balcony, perfect for relaxing or entertaining. The luxurious marble bathroom features contemporary finishes and LED lighting, adding a sophisticated touch.

Residents benefit from 24-hour concierge services and access to a communal garden, providing a peaceful retreat in the heart of the city. The location is unbeatable — just a 5-minute walk to East India DLR, offering swift connections to Canary Wharf financial centre and Westfield, Stratford, shopping centre.

A perfect home for professionals or investors seeking style, convenience, and a modern living experience.





Property Features:

- One Bedroom
- One Bathroom
- 7th Floor
- Private West-Facing Balcony
- 24-Hour Concierge
- Communal Residents' Garden

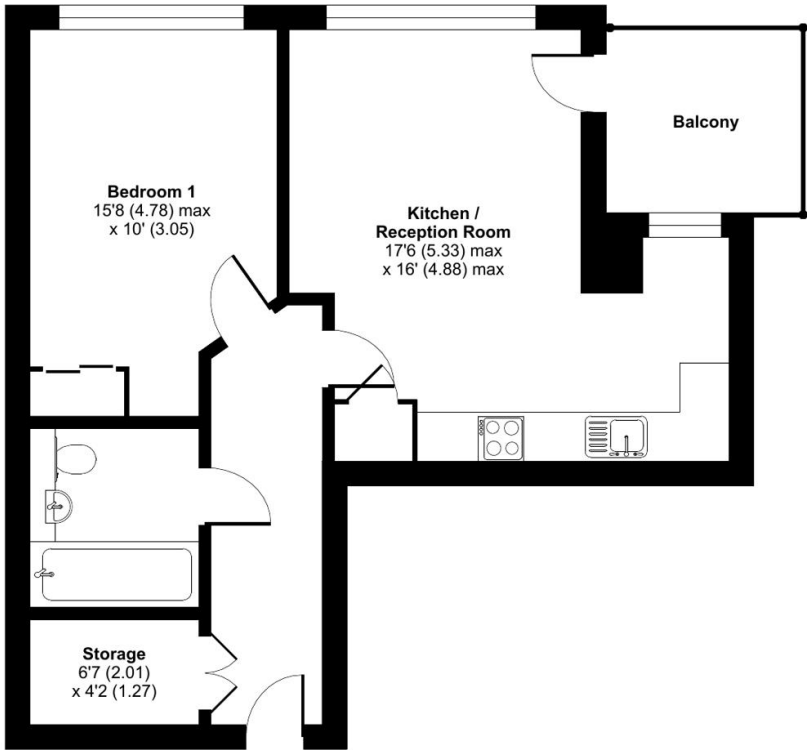


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Leamouth Road, London, E14

Approximate Area = 571 sq ft / 53 sq m
For identification only - Not to scale



SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£325,000
Tenure:	Leasehold Expires 01/01/2194 Approximately 167 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2025
Service Charge:	£3,309.00 (per annum) For the year 2025
Anticipated Rent:	£2,400.00 pcm Approx. 8.9% Yield

Viewings:

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

Our reference: CWH250348

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