



St. Annes Street, Canary Wharf, E14

Asking Price: £475,000

 Benham
& Reeves

St. Annes Street, Canary Wharf, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment offering circa 585 square feet of well-proportioned space comprising two excellent size bedrooms, an open plan reception room and kitchen, and a large balcony can be accessed from the reception room. There are two bathrooms (one of which is an en-suite) as well as a good level of storage. Additional benefits include a lift within the building, residents' roof garden, and a concierge.

Elite House forms part of the Canary Gateway development in Limehouse and is therefore fantastically located for all the area has to offer. Historic Narrow Street is just a short walk away, offering a wide range of eateries, restaurants and pubs, whilst the extensive amenities of Canary Wharf are within easy reach. Local residents enjoy walking, cycling, and running along the water.



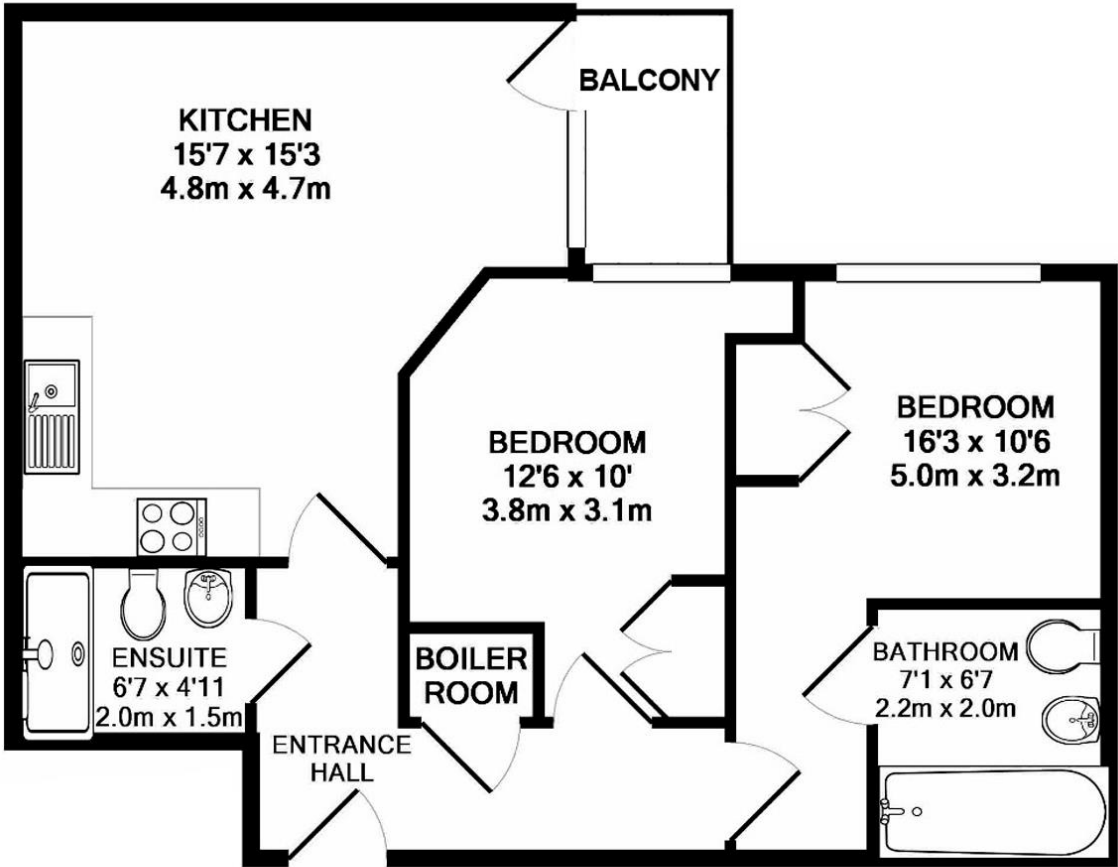


Property Features:


- 2 Bedrooms
- 2 Bathrooms
- 585 Square Feet (Approx.)
- 24-Hour Concierge Service
- Perfect for FTB or investor
- Westferry DLR Station (0.3 miles, Zone 2)
- Limehouse DLR Station (0.4 miles, Zone 2)



Total Gross Internal Area
54.3 Sq/m - 585 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

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

Asking Price:	£475,000
Tenure:	Leasehold Expires 01/01/3007 Approximately 983 Years Remaining
Ground Rent:	£700 (per annum) 2023
Service Charge:	£3,707 approx. (per annum) from 01.07.2023 to 30.06.2024
Anticipated Rent:	£2,050.00 pcm Approx. 4.9% Yield

Viewings:

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

Our reference: BEA210121

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