



Sherwood Gardens, Mudchute, E14

Asking Price: £375,000

 Benham
& Reeves

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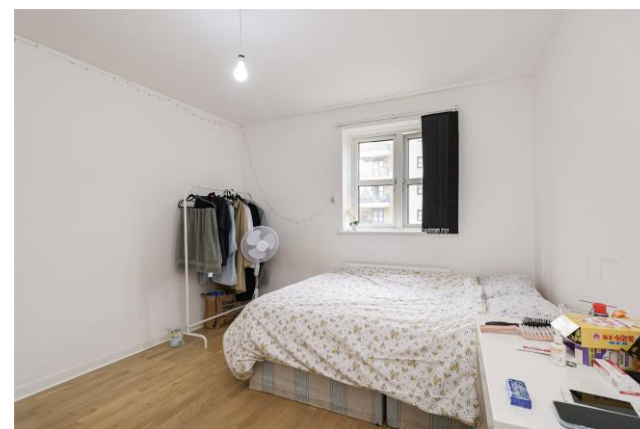
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Step into this spacious and stylish two-bedroom, two-bathroom apartment, perfectly located for city living yet just moments from green open spaces. Situated in a well-maintained modern development, this home offers a blend of comfort, light, and convenience, ideal for professionals, first-time buyers, or savvy investors.

From the moment you enter, you're greeted by a welcoming hallway with excellent storage and a handy shower room, ideal for guests or busy mornings. The generously sized living room is bathed in natural light thanks to large windows, creating a bright and airy space perfect for relaxing or entertaining. The separate fully fitted kitchen comes complete with integrated appliances and plenty of space to get creative.

Both double bedrooms offer a peaceful retreat from city life, with the primary bedroom benefiting from access to the main bathroom. With two full bathrooms, there's no need to compromise on comfort.

Location-wise, you couldn't be better placed. Mudchute DLR Station is just a short walk away, putting Canary Wharf, The City, and Stratford within easy reach.

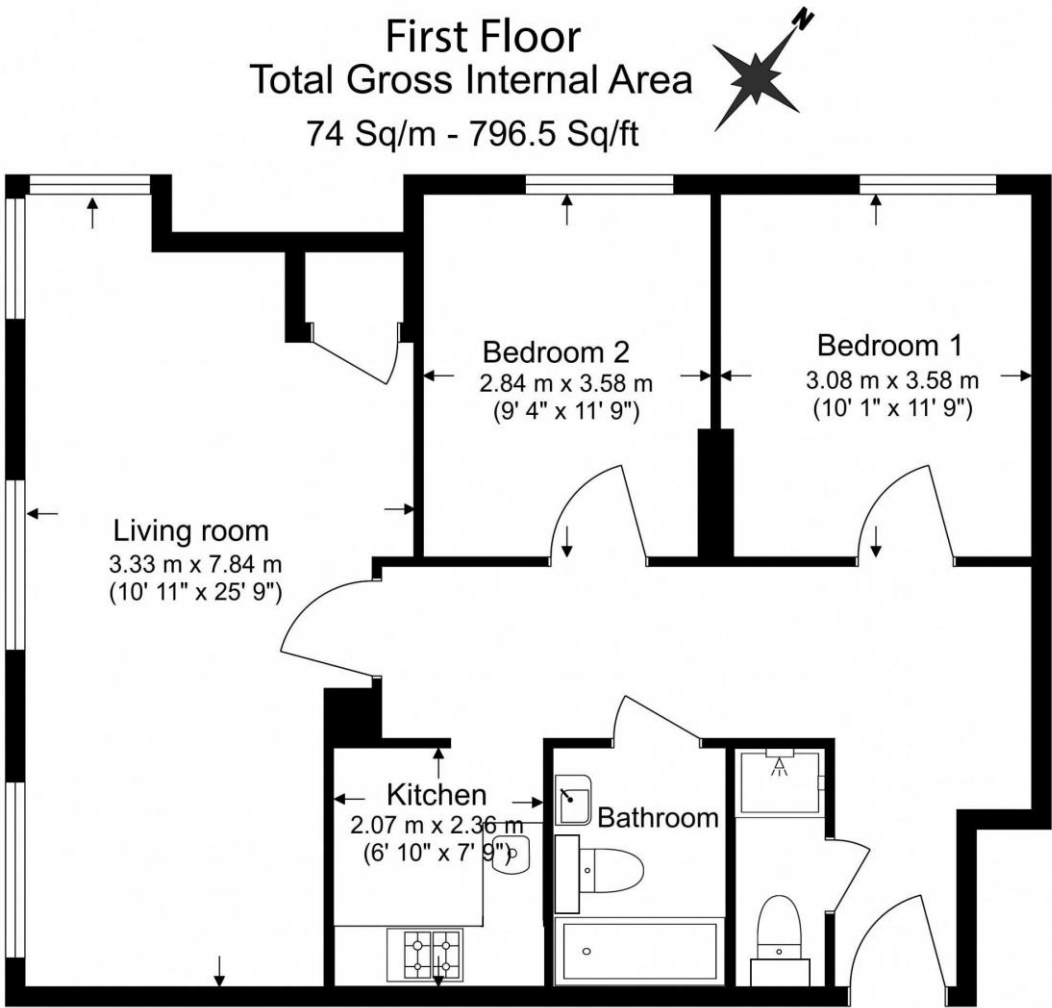




Property Features:

- Two Double Bedrooms
- Two Bathrooms
- 796 Square Feet (Approx.)
- First Floor
- Lift Access
- Chain Free
- Mudchute Farm
- Millwall Outer Dock
- Close Proximity To Mudchute DLR Station





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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:	£375,000
Tenure:	Leasehold Expires 24/06/2121 Approximately 95 Years Remaining
Service Charge:	£1,935.60 (per annum) April 2025-March 2026, including the Ground rent (£161.30 pcm)

Viewings:

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

Our reference: CWH250239

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