



**Garford Street, Westferry, E14**

Asking Price: £410,000

 Benham  
& Reeves

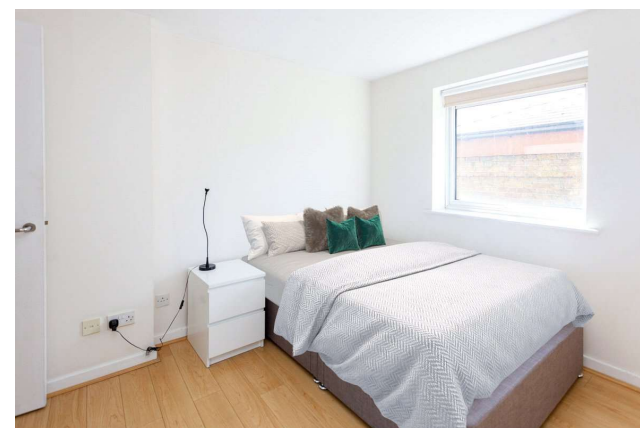
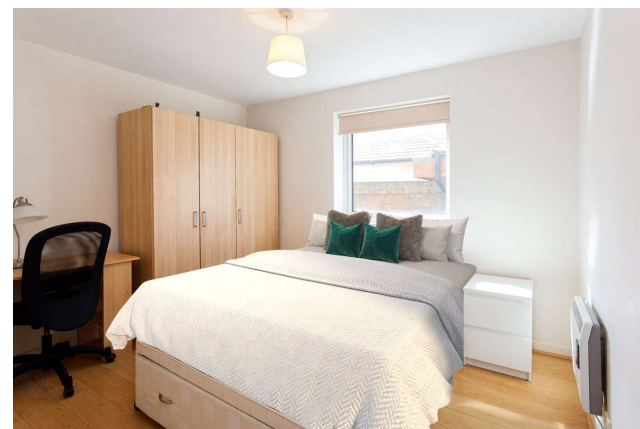
# Garford Street, Westferry, E14

 2 Bedroom (s)  1 Bathroom  Leasehold

A well-proportioned two bedroom apartment situated on the first floor of Kelly Court, Premier Place. Spanning approximately 788 square feet this apartment consists of a principal double bedroom with fitted wardrobes, a second double bedroom, a separate fully fitted kitchen, a family bathroom, storage cupboard to the hallway and a spacious reception room with a Juliette balcony.

The apartment has wooden flooring throughout and includes an allocated parking space. The development also has a lift, concierge and also comes with a long lease making it perfect for someone looking to live in or invest.

Premier Place is located within close proximity to Westferry DLR, the River Thames, West India Quay, Narrow Street and Canary Wharf which all offer an array of restaurants, bars and shopping facilities.

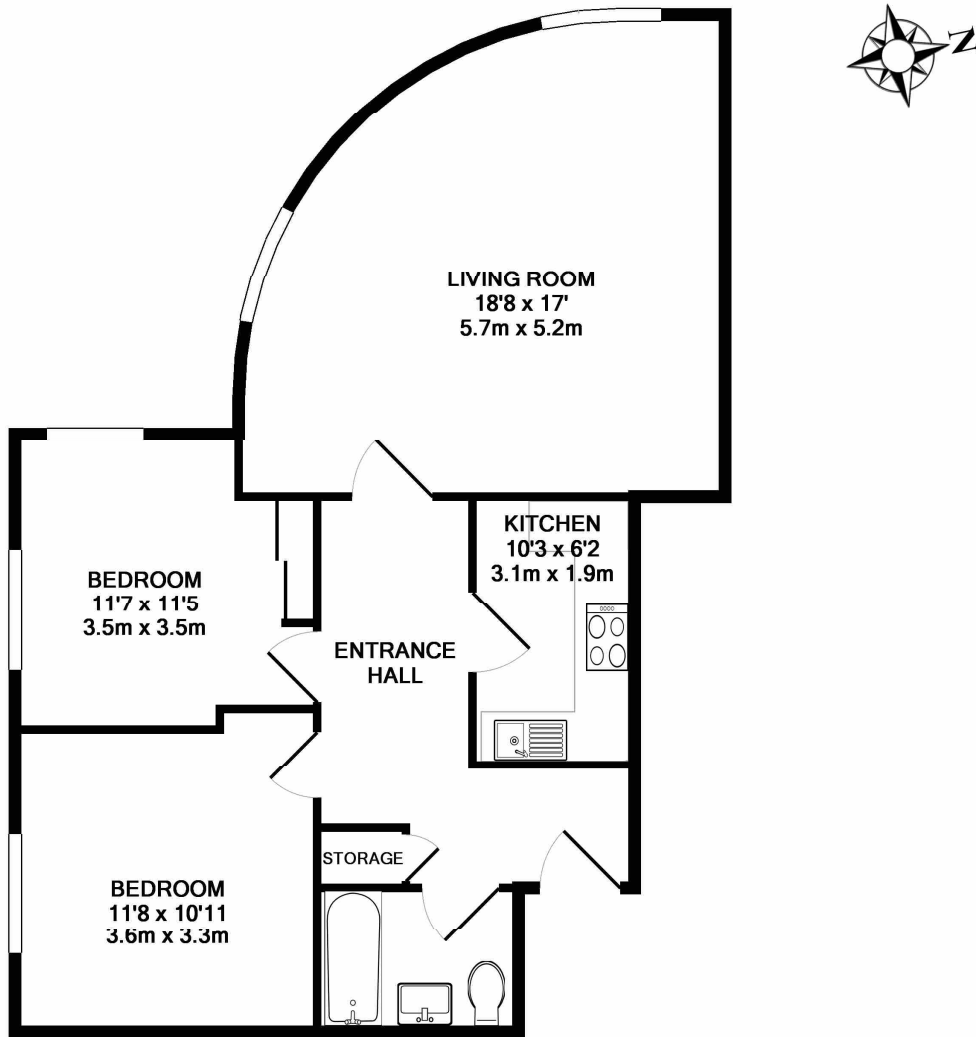




## Property Features:

- 2 Bedrooms
- 1 Bathroom
- 1st Floor
- Spacious Living Room
- Superb Location
- Lift
- Parking
- Concierge
- Long Lease
- Westferry DLR Zone 2





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 75        |
| (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 |           |

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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:     | £410,000   |
| Tenure:           | Leasehold<br>Expires 17/06/2995<br>Approximately 970 Years Remaining |
| Ground Rent:      | Peppercorn   |
| Service Charge:   | £4,540.00 (per annum)<br>2025  |
| Anticipated Rent: | £2,000.00 pcm<br>Approx. 5.9% Yield                                  |

### Viewings:

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

Our reference: KEN220100

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E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)  
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