



Horseshoe Close, Isle Of Dogs, E14

OIEO **£360,000** | Leasehold



Horseshoe Close, Isle Of Dogs, E14

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Off-Street Parking
-  Nearby Green Spaces
-  Local Amenities
-  0.2 MI Island Gardens

A spacious top-floor, two-bedroom apartment, nestled within a secure gated community in E14.

The airy living room opens onto a private balcony providing views of Canary Wharf, while the sleek separate kitchen comes fully equipped with integrated modern appliances.

The spacious bedroom includes built-in wardrobes and a modern bathroom. A unique feature of the apartment includes a loft, which is ideal for ample storage as well as potential of a loft conversion STPP. Off-street parking is available by permit.

Located in a quiet enclave off Manchester Road, Horseshoe Close is near some of the Isle of Dogs' popular sites including the Island Gardens waterfront with the Greenwich Foot Tunnel, Thames Path and Millwall Park and Farm. Manchester Road offers a good range of daily amenities including the Old Millwall Fire Station, home to a popular restaurant/cafe.

The nearest station is Island Gardens DLR, a short distance away. Frequent trains run to Canary Wharf (Jubilee Line, DLR and Elizabeth Line), Greenwich and Lewisham. The area is well served by buses 135 (to Canary Wharf, Old Street) and 277 (to Canary Wharf, Mile End, Hackney).

Tenure:	Leasehold (178 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	Peppercorn	Council Tax Band:	D
Service Charge:	£3,315 p.a.	EPC:	C

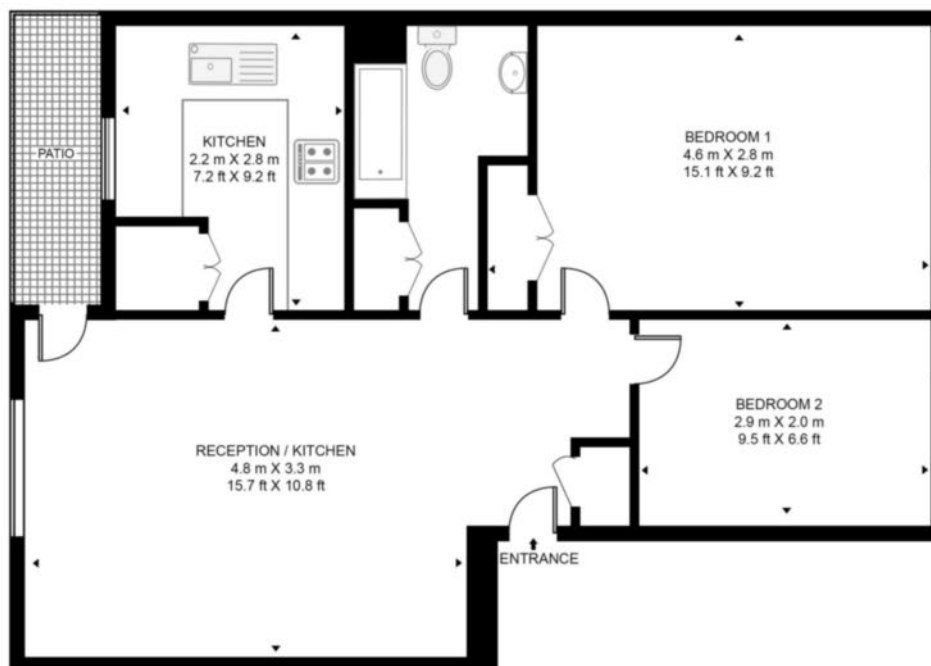


Floorplan

598 sq ft | 55.6 sq m



HORSESHOE CLOSE, E14
APPROXIMATE GROSS INTERNAL FLOOR AREA 598 SQ.FT (55.6 SQ.M)



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

Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

Sales

020 7510 8445 | docklands.sales@chaseevans.co.uk

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 **Chase Evans**