

REGENTS CANAL HOUSE E14

3 bedroom apartment

£525,000

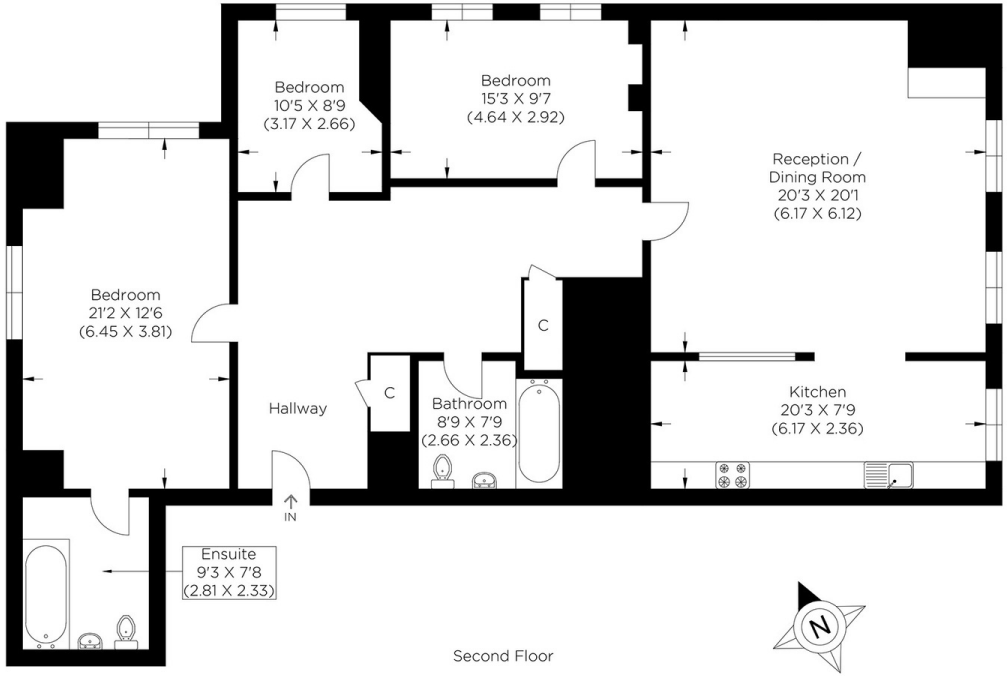
SHARE OF
FREEHOLD

REGENTS CANAL HOUSE E14

This extremely spacious 1,300 sq ft, well located three-bedroom, two bathroom apartment has been a much-loved family home where we have raised two children while also working from home. Something we've particularly enjoyed about living here is the small, friendly community, with nearly everyone in the block part of the residents' WhatsApp group. The freehold is resident-owned, so owners have a genuine say in how the building is run and how money is spent. It combines generous and practical living space with a location close to Canary Wharf and the City, great transport links and a secure parking space. The large reception room provides a wonderful space for relaxing and entertaining, together with a well-appointed kitchen. There are three double bedrooms and two bathrooms, one en-suite. Large windows throughout flood the apartment with natural light, creating a bright and inviting atmosphere. The property is within easy walking distance of Limehouse DLR and C2C stations, providing fast connections to Canary Wharf, the City, and the rest of London. Residents can also enjoy the nearby Limehouse Basin, picturesque canal walks, riverside pubs, parks, cafes, restaurants and other local amenities, together with excellent local primary schools. Offering exceptional space, two bathrooms, parking, excellent transport links and a great location, this superb apartment presents an outstanding opportunity to acquire a stylish home in one of East London's most established neighbourhoods.

Borough: Tower Hamlets* Council Tax: E* EPC: B Lease Term: 968 years* Service Charge: £5,598* Ground Rent: TBA

Nearest Station: Limehouse (0.21 miles) Material Information: www.alexneil.com/material-information



Second Floor

Approximate gross internal area
151.27 sq m / 1628.25 sq ft







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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.

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