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ESTATE AGENTS

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TEQUILA WHARF, LIMEHOUSE, E14

£435,000 Leasehold

Two-Bedroom Apartment | Canal Views | Private Balcony | Allocated Parking | Open Plan Reception Room | Two Bathrooms | Gated Development | No Onward Chain | Walking Distance To Limehouse DLR Station

- Allocated Parking
- No Onward Chain
- Open Plan Reception
- Private Balcony
- Two Bathrooms
- Two Bedrooms
- Attractive Canal Views
- Secure Gated Development

A well-presented two-bedroom, two-bathroom apartment set within the sought-after Tequila Wharf development in Limehouse, E14.

The property offers well-proportioned accommodation throughout, making it an ideal home for first-time buyers, professionals or investors alike.

The apartment features a bright and spacious open-plan reception room with integrated kitchen, access to a private balcony with canal views and benefits from two good-sized bedrooms, including a principal bedroom with its own bathroom, alongside a separate family bathroom.

Further benefits include an allocated parking space, a particularly valuable feature in this popular location, as well as the added security and privacy of a gated development.

The property is also offered with no onward chain, providing a straightforward opportunity for buyers looking to move without unnecessary delays.

Located in Limehouse, the property is well placed for access to the City, Canary Wharf and the wider Docklands area, with excellent transport links and a range of local amenities close by.

Council Tax Band: D
Tenure: Leasehold (105 years)
Ground Rent: £300 per year
Service Charge: £4,200 per year
Parking options: Underground

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.
Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.
The tenure/lease, service change and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



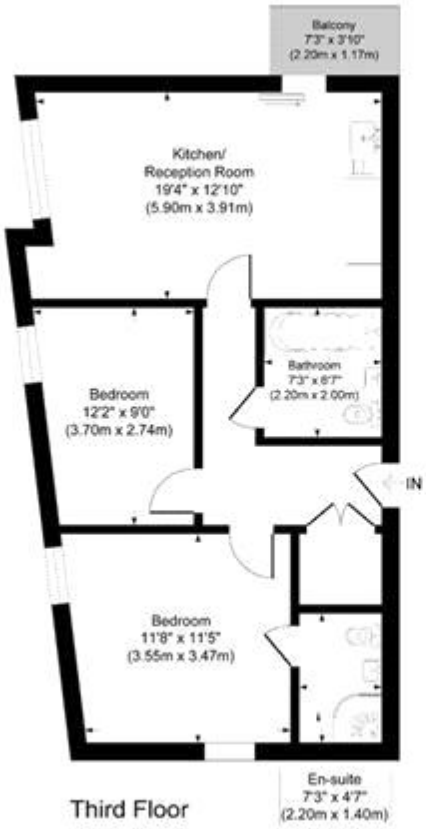







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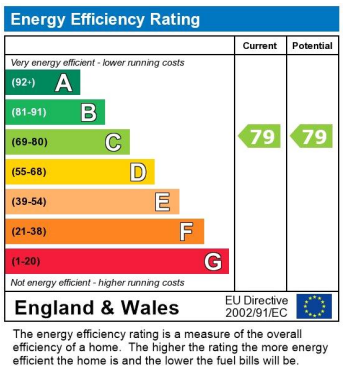
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Tequila Wharf
Commercial Road

Approximate Gross Internal Area
Total = 61.8 sq m / 665 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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