



Lamington Heights, Madeira Street, Langdon Park, E14

Asking Price: £485,000

**Benham
& Reeves**

Lamington Heights, Madeira Street, Langdon Park, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well-presented two-bedroom, two-bathroom apartment situated on the ninth floor of Lamington Heights. Measuring approximately 821 square feet, the property offers generous, well-proportioned accommodation, with a bright open-plan reception and kitchen area that provides comfortable space for both living and dining.

The apartment benefits from a large private balcony overlooking surrounding green spaces, offering an excellent setting to enjoy the outlook. Both bedrooms are well proportioned, with two bathrooms providing added convenience, while a large storage cupboard offers useful additional storage throughout the property.

Residents of Lamington Heights benefit from a range of excellent facilities, including a concierge service, residents' gym, secure cycle storage, and beautifully maintained communal areas. The development also features a stunning rooftop terrace offering panoramic views across London.

Langdon Park DLR Station is extremely close by, providing convenient connections to Canary Wharf, the City and the wider London transport network. The property is also just moments from Langdon Park and a short walk from the nearby canal, offering a great combination of green space and waterside surroundings.



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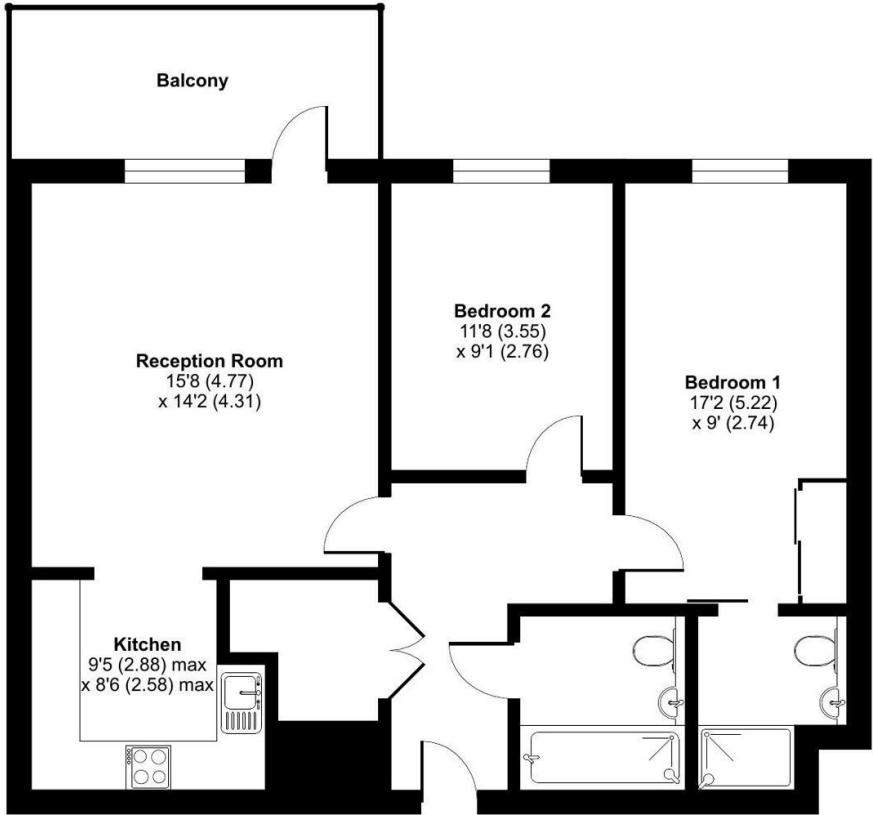
Property Features:

- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- Approximately 821 Square Feet
- Large Private Balcony
- Concierge & Residents' Gym
- Rooftop Terrace with Panoramic Views
- Moments from Langdon Park DLR



Madeira Street, London, E14

Approximate Area = 821 sq ft / 76.3 sq m
For identification only - Not to scale



NINTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 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:	£485,000
Tenure:	Leasehold Expires 31/07/2267 Approximately 240 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£2,566.00 (per annum) For the year 2026 Terrorism & Building Insurance: £700 PA

Viewings:

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

Our reference: CWH260307

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