



Dulke House, Goodluck Hope Walk, Blackwall, E14

Asking Price: £325,000

 Benham
& Reeves

Goodluck Hope Walk, Blackwall, E14

 Studio

 1 Bathroom

 Leasehold

Please note that this property is currently rented, photographs were taken prior to the current tenancy

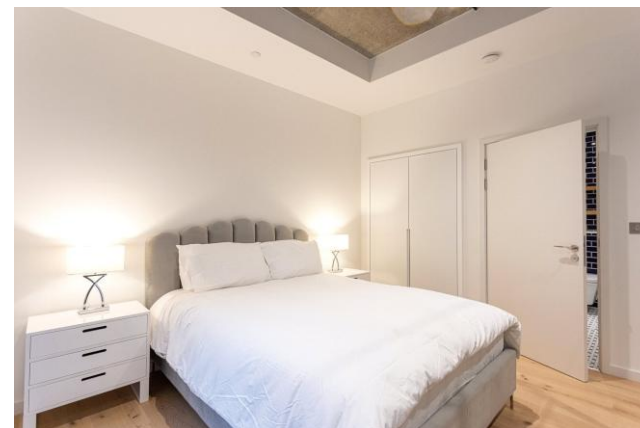
Inspired by the industrial warehouse aesthetic of its surroundings, this contemporary studio apartment is set within the highly regarded Good Luck Hope development in E14.

The property offers a spacious and light-filled reception area with wooden flooring and floor-to-ceiling, multi-aspect windows, allowing an abundance of natural light throughout. The open-plan living space leads directly onto a private south-east-facing balcony with scenic river views, ideal for relaxing or entertaining.

The fully fitted open-plan kitchen features modern integrated appliances and sleek finishes. The well-proportioned bedroom includes built-in wardrobes, while the stylish bespoke bathroom is finished to a high standard with contemporary fittings.

Residents of the Good Luck Hope development benefit from exceptional amenities, including a 24-hour concierge, residents' gym, swimming pool, co-working spaces, and a range of additional facilities within the development.

Perfectly positioned in a stunning riverside location in the heart of E14, the development is ideally located for excellent transport connections. Canning Town Underground and DLR station is within walking distance, providing direct Jubilee line access to Canary Wharf in approximately five minutes and DLR services to Bank. London City Airport and wider transport links are also easily accessible.

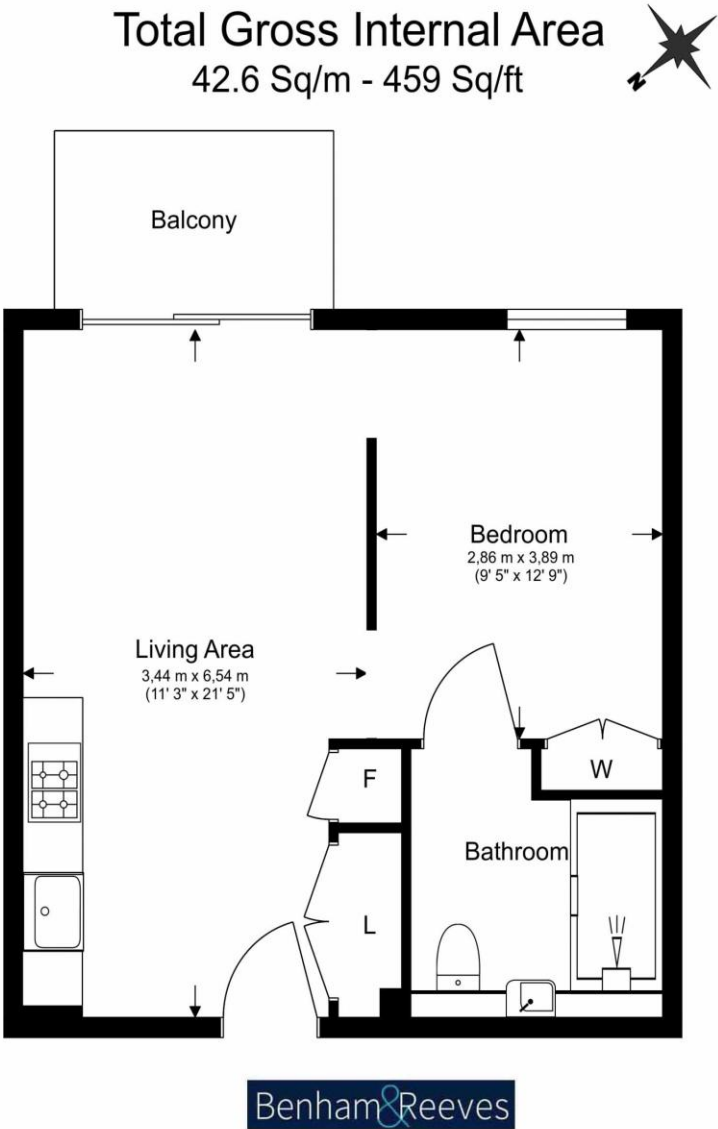




Property Features:

- Studio
- Third Floor
- Comfort Cooling
- Gym
- Swimming Pool
- 24h Concierge
- Side River view





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£325,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 990 Years Remaining
Ground Rent:	£431.00 (per annum) For the year 2026
Service Charge:	£3,862.52 (per annum) For the year 2026
Anticipated Rent:	£1,850.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: CWH250278

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