



TEQUILA WHARF, COMMERCIAL ROAD, LONDON, E14
£325,000 LEASEHOLD

CANAL FACING ONE BEDROOM APARTMENT,
OFFERED CHAIN FREE | TEQUILA WHARF,
LIMEHOUSE

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Situated within the sought-after Tequila Wharf development on Commercial Road, this well-presented one-bedroom first floor apartment offers attractive canal views and convenient city living. Built in the early 2000s, the property has been well maintained and offers approximately 492 sqft of thoughtfully arranged living space. The property is offered to the market chain free.

The apartment features a bright open-plan kitchen and reception area, opening onto a west-facing private balcony with attractive canal views. The bedroom is well-proportioned, complemented by a modern bathroom and ample storage.

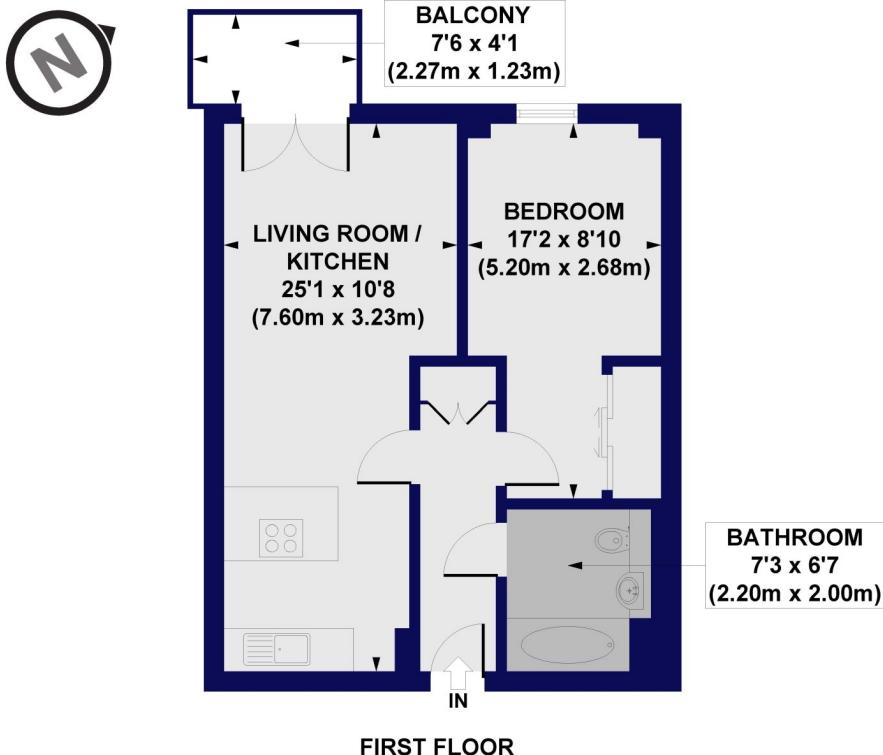
Tequila Wharf is a secure, gated development, benefitting from a daytime porterage facility on site. The development is approximately 0.2 miles from Limehouse station, providing excellent transport links via the C2C and DLR lines into the City, Canary Wharf and beyond.

Ideally positioned for local amenities and commuting, this property makes an excellent choice for first-time buyers, commuters or investors seeking a well-connected London home.

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Tequila Wharf, Commercial Road, E14
Approx. Gross Internal Floor Area 492 sq. ft / 45.72 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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



<https://www.winkworth.co.uk/sale/property/SHO260009>

Tenure: Leasehold

Term: 105 year and 0 months

Service Charge: £2467.61 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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