0247 401 2020 | enquiries@globalhouseestates.com

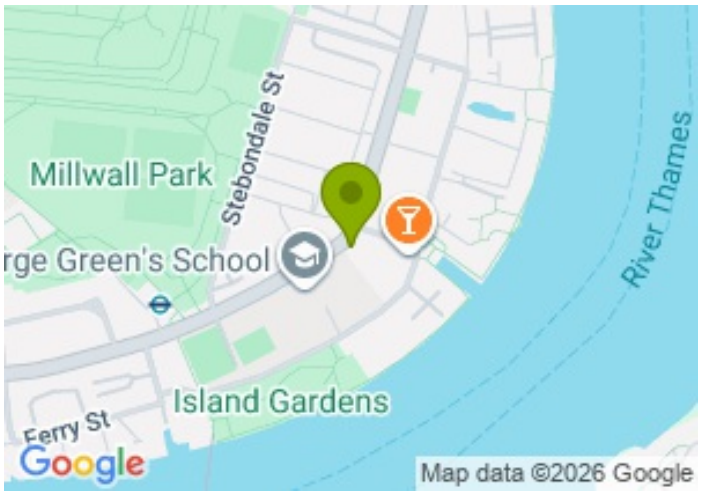
110 MANCHESTER ROAD, CANARY WHARF, LONDON

£375,000.00

2 1 1



- Two bedroom apartment
- Light and well presented
- Bathroom with separate bath and shower
- Private, secure parking
- Well located near to Island Gardens DLR
- Vacant possession
- Chain free



Propety Description

Situated within the peaceful, residential development of Barons Lodge, this bright and well-sized two bedroom apartment offers an excellent opportunity for both first-time buyers and investors alike.

Located on the third floor, the property provides 600 sq. ft. of internal living space. The apartment features a spacious and welcoming reception room, benefiting from plenty of natural light complemented by a modern semi-open kitchen completed with integrated appliances.

The principal double bedroom offers a bright, generous space while the second bedroom also comfortably accommodates a double bed, making it suitable for guests or as a home office.
The apartment is completed by a bathroom suite fitted with both a separate bathtub and shower. Further benefits include laminate flooring throughout the property, double-glazed windows for improved energy efficiency and secure private parking.

Ideally positioned in the popular Island Gardens area of the Isle of Dogs, the property is within a short walking distance of Island Gardens DLR, providing convenient connections to Canary Wharf and the City. The surrounding area offers a variety of local shops, restaurants and amenities and nearby green spaces, including Mudchute Park and Farm.

The property is offered with vacant possession. For further information, please contact Global House Estates.

Service charge: £3050
Ground rent: £100
Length of lease: Approximately 95 years remaining

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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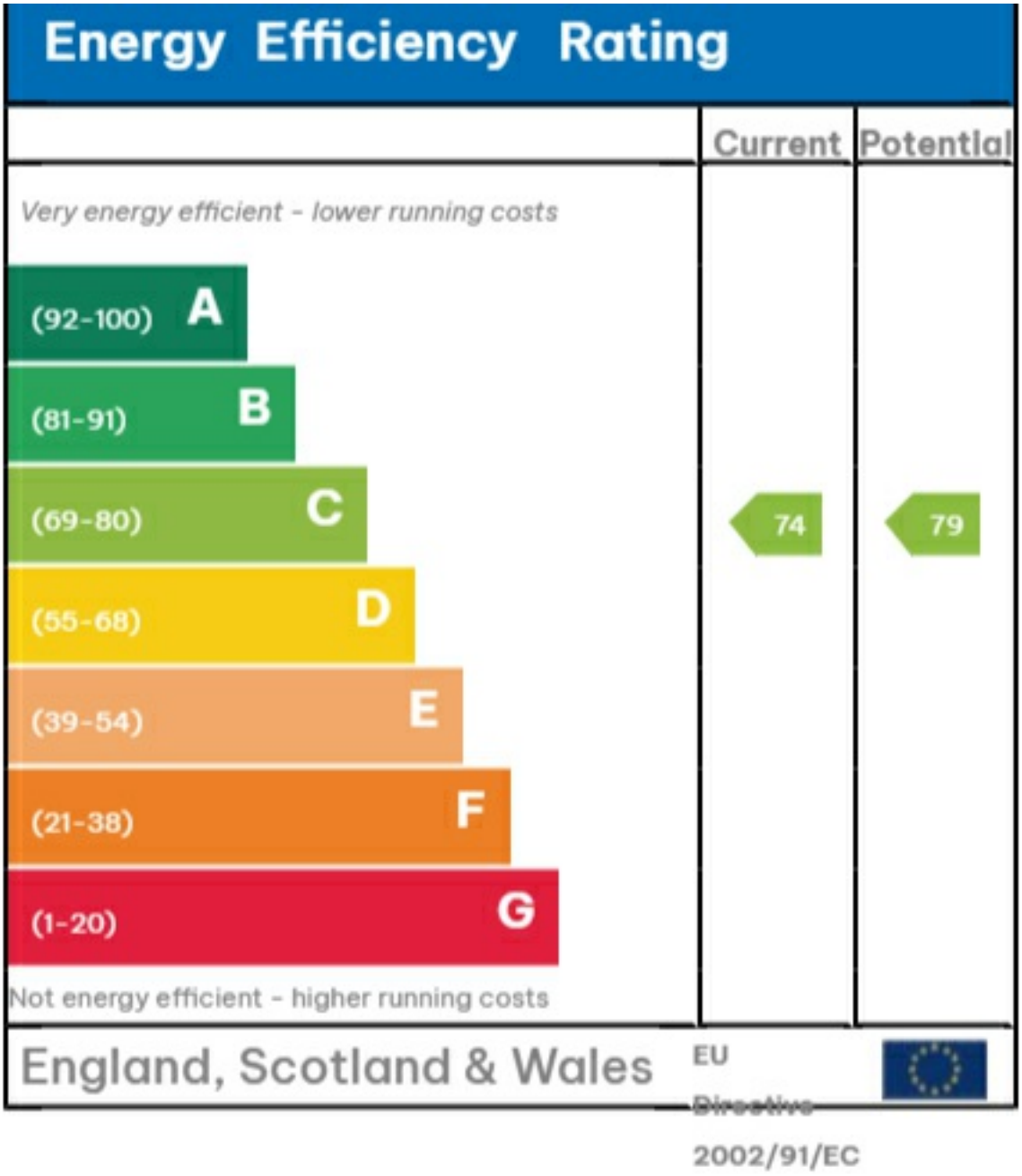
from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

EPC

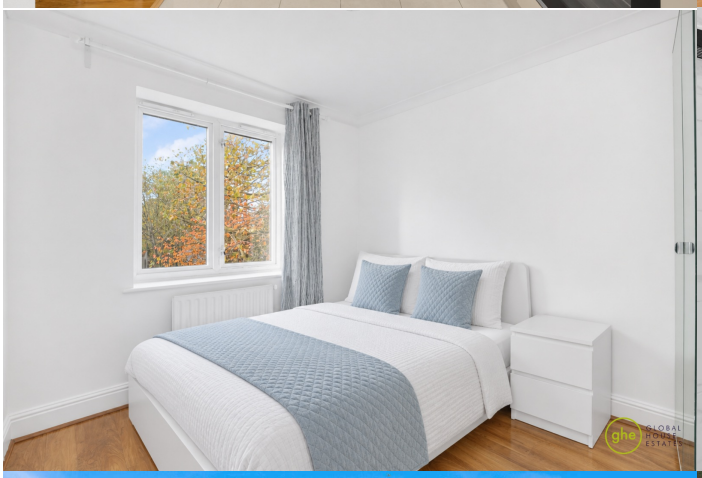

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
79
England, Scotland & Wales
EU Directive 2002/91/EC





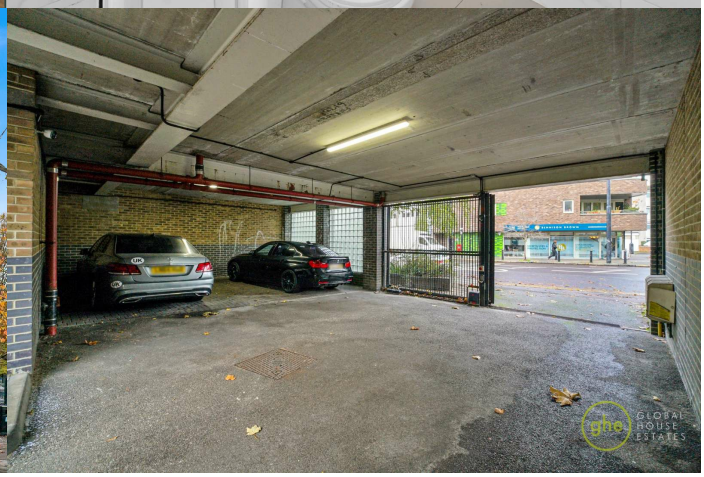
















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