



Stewart Street, Canary Wharf, E14 3JN

Offers In Excess Of £260,000



**** TWO BEDROOM DUPLEX APARTMENT WITH STUNNING VIEWS IN CANARY WHARF. CHAIN FREE ****

*** CASH BUYERS ONLY DUE TO MORTGAGE RESTRICTIONS FOR HIGH RISE ***

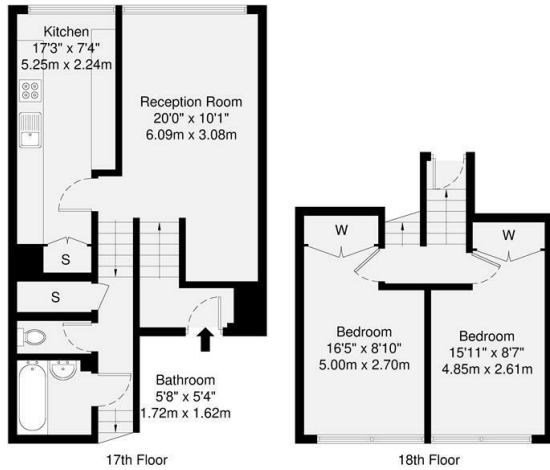
OC Homes are delighted to offer to the sales market this two bedroom duplex apartment situated on the 17th and 18th floors of this 25 storey ex local authority high rise building on Stewart Street, E14. The property is located just 0.7 miles from Island Gardens or Mudchute DLR Stations and within walking distance to a number of local amenities on Westferry Road or within Canary Wharf. Accommodation comprises; 17th floor; entrance hallway, reception room, kitchen, and two piece bathroom with separate w/c with stairs up to two double bedrooms on the 18th floor.

The property boasts excellent transport links being a short walk to Island Gardens or Mudchute (DLR) stations and also within walking distance into Canary Wharf. The property is deemed to be limited to cash buyers due to limitations on mortgage lenders for the building at the current time. Offered chain free, this property is sure to attract a lot of interest. Please call the OC Homes sales team to view.

- TWO BEDROOM DUPLEX APARTMENT
- STUNNING VIEWS OF LONDON SKYLINE
- DIRECT RIVER VIEWS
- IDEAL RENOVATION PROJECT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA (GIA)
The total area of the property
73.5 sq m / 791 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
3.9 sq m / 41 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Transport etc.
0.0 sq m / 0.0 sq ft

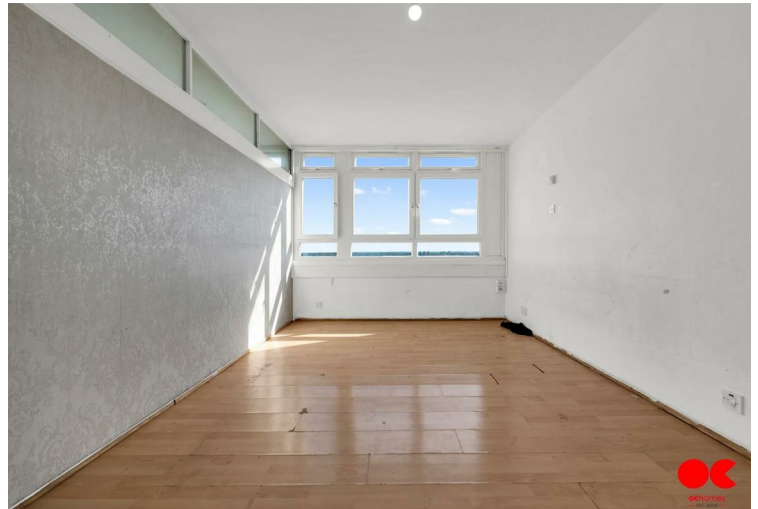
RESTRICTED HEAD HEIGHT
Limited on area under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.