

WATERSIDE

# Pepper Street, London

E14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Immaculate 2 bed 2 bath apartment with parking EPC:C

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Recently refurbished | Waterside | Lift | Secure parking

**Guide Price £500,000 Leasehold**

## Description

An exceptionally well presented 2 bedroom luxury apartment located in this prime position on Pepper Street benefitting from outstanding dock views. Additional benefits include dual aspect and allocated secure underground parking which is at an absolute premium in this area.

The apartment has been tastefully refurbished throughout and incorporates bespoke fitted kitchen with integral appliances, contemporary white suite bathroom and en-suite and access is via lift with secure entry phone system for added peace of mind.

The property is available with no onward chain and with Canary Wharf on the doorstep and numerous local shops, cafe's and bars also very close by this really is an excellent opportunity for either a private buyer or alternatively as an investment.

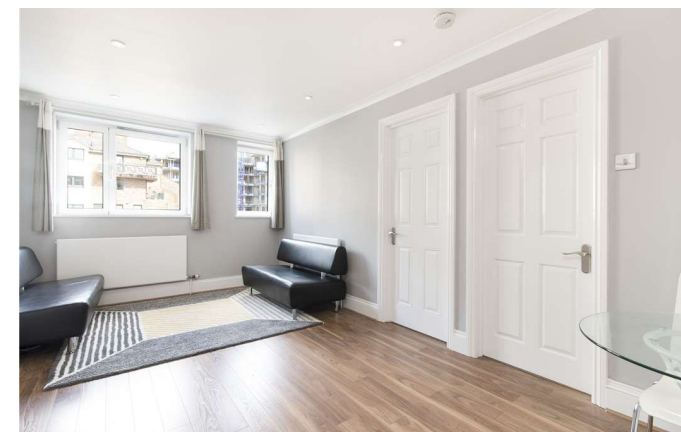
## Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

Lease Term : 200 years (less 7 days) from 14 July 1986

Service Charge: est. £833.00

Ground Rent: None



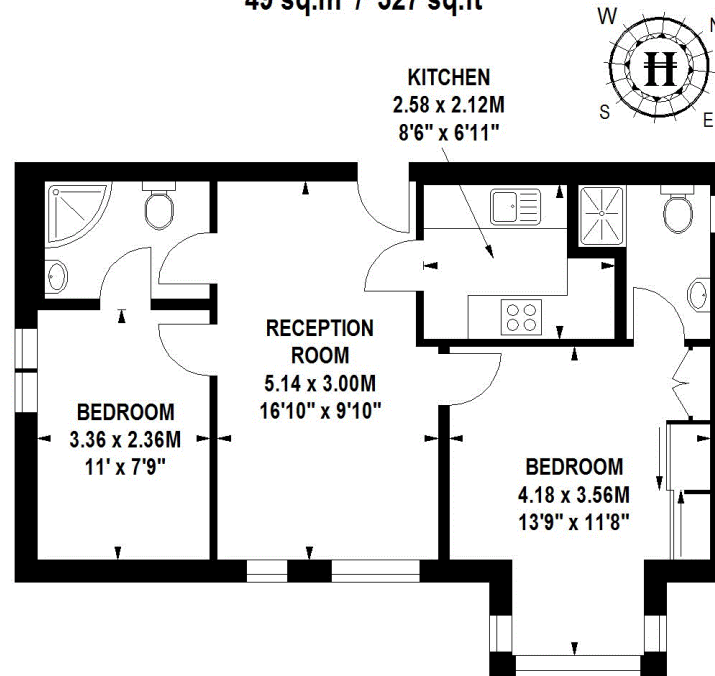
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Pepper Street, E14

Approximate gross internal area

49 sq.m / 527 sq.ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons international / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



