



£550,000

2 Bedroom Flat for sale

172 BASIN APPROACH, LONDON



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SALES AND LETTINGS



Overview

A beautiful 2nd floor apartment boasting breathtaking views of the historic Rope makers Fields, charming Regents Canal, and the iconic Canary Wharf skyline. Situated within a gated community comprising only 12 residences, it features a southwest-facing balcony and a private garage. Its prime location ensures convenient access to Canary Wharf, The City, and beyond.



Key Features

- Small Gated Development
- Park and Waterfront Views
- South Facing Balcony
- Spacious and Secure Garage
- Secure Access With Lifts to all Floors
- Chain Free
- Sought After Location
- Excellent Transport Links
- Close to Local Shops and Amenities
- Early Viewing Recommended. Call or Book Online 24/7



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Spanning over 80 square meters, this generously sized and bright apartment is meticulously designed to maximize the stunning views and bathe the interiors in natural light.

The spacious living area provides abundant space for both a lounge and dining area. Flooded with natural light through floor-to-ceiling doors and windows, it also provides access to a generous balcony showcasing views of the park, canal, and London skyline

—an inviting retreat for relaxation. The living area seamlessly connects to the well-equipped kitchen, boasting an array of floor and wall cabinets, ample countertop space, and a selection of integrated appliances for added convenience.

The generous master bedroom boasts south-facing floor-to-ceiling windows and doors, which open onto a Juliette balcony, filling the space with natural light and providing breathtaking views of the park, canal, and London skyline. Complete with built-in wardrobes and ample room for additional bedroom furnishings, it also offers direct access to its private, well-equipped ensuite. The second bedroom, also south-facing and generously sized, offers space for fitted wardrobes and a compact office setup. Completing the accommodation is a well-appointed guest bathroom. Additionally, a hallway cupboard offers a convenient storage option.

The property includes its own garage ensuring a safe and secure parking solution along with extra storage space. The development is situated within the broader Basin estate, offering the convenience of a porter and 24-hour security service for added peace of mind.

The current owners have particularly appreciated the peace and quiet the

apartment offers, as well as the sense of security provided by this small, private gated development—tucked away in a tranquil corner of the marina. Limehouse offers peace and tranquillity wherever you look. Take a stroll down Narrow Street and admire some of the beautiful Georgian architecture, or maybe you would prefer to visit the historic basin with its array of boats and barges. The Regents Canal offers miles of towpaths with lots to discover on its route, or maybe take a picnic by the bandstand in Ropemakers Park. This is amazing considering how close you are to the bustling business centre of Canary Wharf. The area has fantastic transport links, with Mainline Rail, DLR, and numerous bus routes all within walking distance.

Additional Information:

Tenure Type. Leasehold
Tenure Length. 173 Years
Tenure Expiry Date. 09/06/2198
Annual Ground Rent Amount.
£160
Ground Rent Review Period. NA
Ground Rent Percentage Increase. NA
Annual Service Charge Amount. £6090 Paid in 2 six monthly instalment's of £3045
Other. £100 Annual Owners Subscription Fee.
Shared Ownership Percentage. NA
Shared Ownership Rent. NA
Shared Ownership Rent Frequency. NA
Council Tax Band. F
Property Price. £550,000. Offers in Excess of:
Rent Amount. NA
Deposit Amount. NA

Property Type. Apartment
Construction Type. Standard
Number and Type of Rooms. 1 Living Room. 2 Bedrooms. 1 Kitchen. 2 Bathrooms.
Source(s) of Heating. Electric. Double Glazing.
Source(s) of Electricity Supply. Mains Supply
Source(s) of Water Supply. Mains Supply
Primary Arrangement for Sewerage. Mains supply
Broadband Connection. 1000 MBS Broadband
Mobile Signal/Coverage
Parking. Garage

Living Room
19' 8" x 12' 0" (6.00m x 3.68m)

Kitchen
12' 0" x 7' 2" (3.68m x 2.19m)

Bedroom 2
15' 5" x 10' 9" (4.70m x 3.28m)

Bedroom 1
17' 7" x 8' 11" (5.36m x 2.72m)

Bathroom
7' 2" x 5' 6" (2.19m x 1.70m)

Floorplans

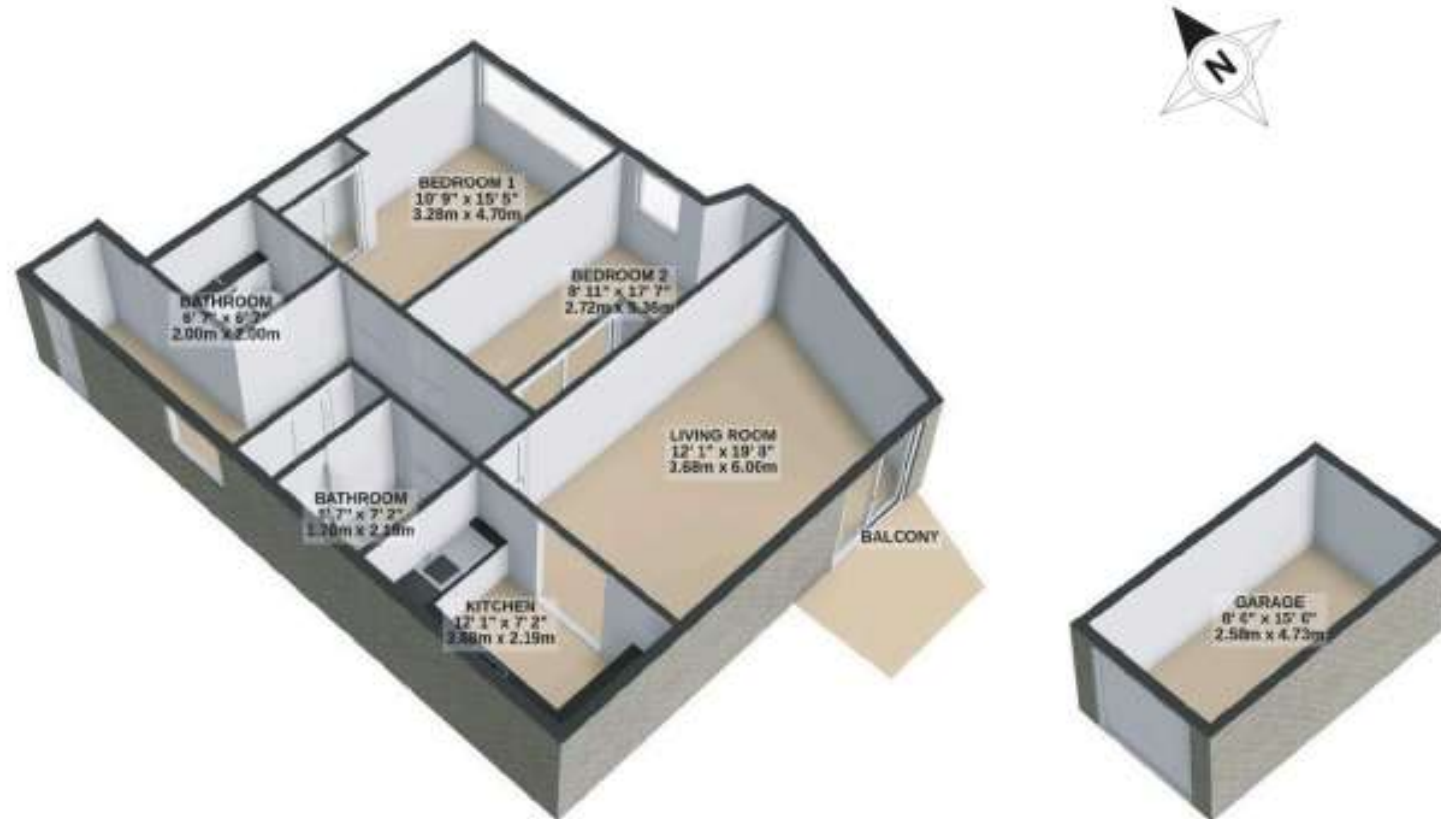


Basin Approach, London, E14

APPROX. GROSS INTERNAL FLOOR AREA 860 SQ FT 79.9 SQ METRES

GARAGE 131 SQ FT 12.2 SQ METRES

TOTAL 991 SQ FT 92.1 SQ METRES



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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