



Offers In Excess Of £550,000

2 Bedroom Flat for sale

FLAT 140 BERGLEN COURT, 7 BRANCH ROAD, LONDON





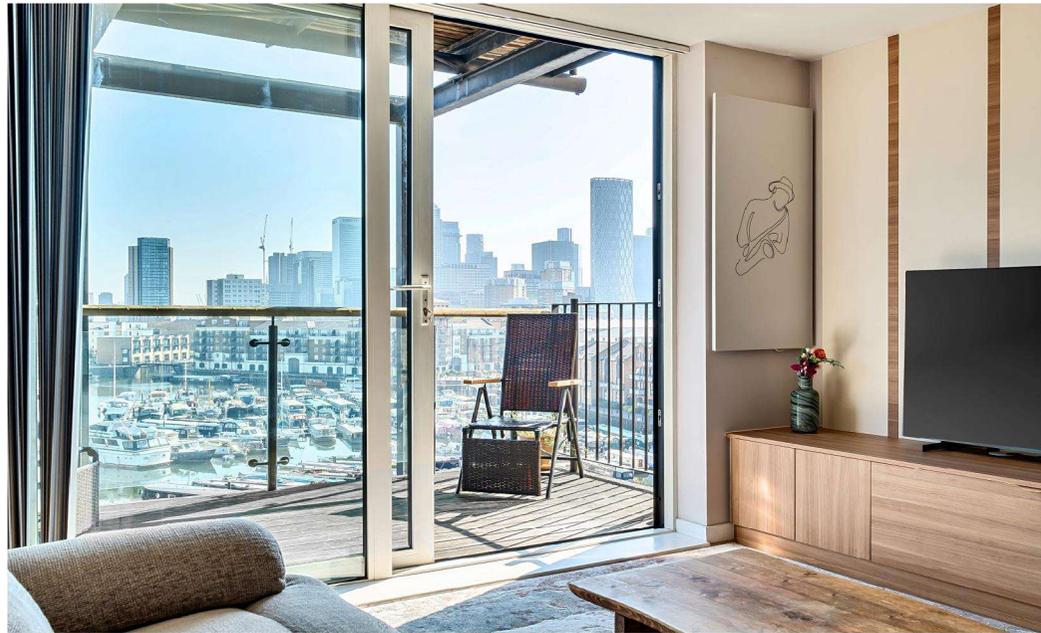
Overview

Stunning Waterfront Living: 2-Bedroom Apartment With Panoramic Marina Views. Experience a life of modern elegance in this beautiful fifth-floor apartment located in the prestigious Berglen Court. Offering a perfect blend of tranquillity and urban convenience, this residence boasts a unique aspect where every principal room—the living area and both bedrooms—faces the marina, providing a calm, peaceful contrast to city life with stunning, uninterrupted views throughout.



Key Features

- Stunning Marina and London Skyline Views
- Safe and Secure Parking Space
- 24/7 Concierge/Porter
- Beautiful Private Residents Water Gardens
- Balcony, With South Facing Aspect and Marina Views
- Chain Free, Fast Completion With Premium Conveyancing
- Sought After Location
- Excellent Transport Links
- Easy Access to Canary Wharf and The City
- Open Day Viewings





Stunning Waterfront Living: 2-Bedroom Apartment With Panoramic Marina Views.

Experience a life of modern elegance in this beautiful fifth-floor apartment located in the prestigious Berglen Court. Offering a perfect blend of tranquillity and urban convenience, this residence boasts a unique aspect where every principal room-the living area and both bedrooms-faces the marina, providing a calm, peaceful contrast to city life with stunning, uninterrupted views throughout.

The Property. This home is flooded with abundant natural daylight and features an efficient layout with minimal lobby and circulation space, maximising the usable living area.

Living Space: The open-plan lounge faces east with direct views over the marina and towards Canary Wharf.



Dual-Aspect Balcony: Leading from the living area, the private balcony offers both east and south-facing views, perfect for taking in the iconic skyline and the idyllic water gardens.

Bespoke Media Unit: A custom-designed unit in the living area is built to accommodate a dedicated work-from-home station.

Modernised Kitchen: A sleek, updated space featuring newly fitted units, a filtered water tap, and high-spec appliances including a washing machine and dishwasher.

Master Suite: A spacious master bedroom with marina views, complete with

fitted wardrobes and a private en-suite bathroom.

Versatile Second Bedroom: A well-proportioned room also facing the marina; currently used as a child's bedroom, it offers excellent flexibility as a standard double room or a second home office.

Advanced Heating: Modernised with vertical infrared heating panels (stylishly disguised as artwork) that provide efficient, direct warmth, energy savings, and improved air quality with silent operation.

Water Quality: Fitted with a Harvey water softener, protecting appliances and finishes from London's hard water.

Luxury Amenities & Lifestyle

Berglen Court is a well-maintained development offering lower service charges compared to the surrounding area while providing premium benefits:

24-Hour Concierge & Porter Service for hassle-free living.

Secure Underground Parking with your own dedicated, allocated space.

Building Upgrades: Move-in ready with all fire remediation works completed, a new EWS1 certification, and recently upgraded lifts and roofing.

Communal Water Gardens: Beautifully landscaped private grounds that are extremely well cared for.

Location: The Heart of Limehouse

Perfectly positioned for both commuting and leisure, the apartment is just a 3-minute walk from Limehouse Station (DLR and C2C).

Outdoor Routes for Runners: Direct access to the Thames Path leading to Tower Bridge, the Limehouse Basin canal walk extending to Victoria Park, and a direct connection to Canary Wharf.

Local Culture: Explore historic Narrow Street, home to iconic pubs like The Grapes and Gordon Ramsay's The Narrow.

Energy Efficiency: Boasts an impressive EPC Rating B, ensuring high energy performance and lower utility costs.

Internal Area: Approx. 750 sq ft (71 sq metres).

Council Tax: Band F.

Main: Water, Electric, Sewage,

Internet: High Speed

Ground Rent: £340

Service Charge: £4500

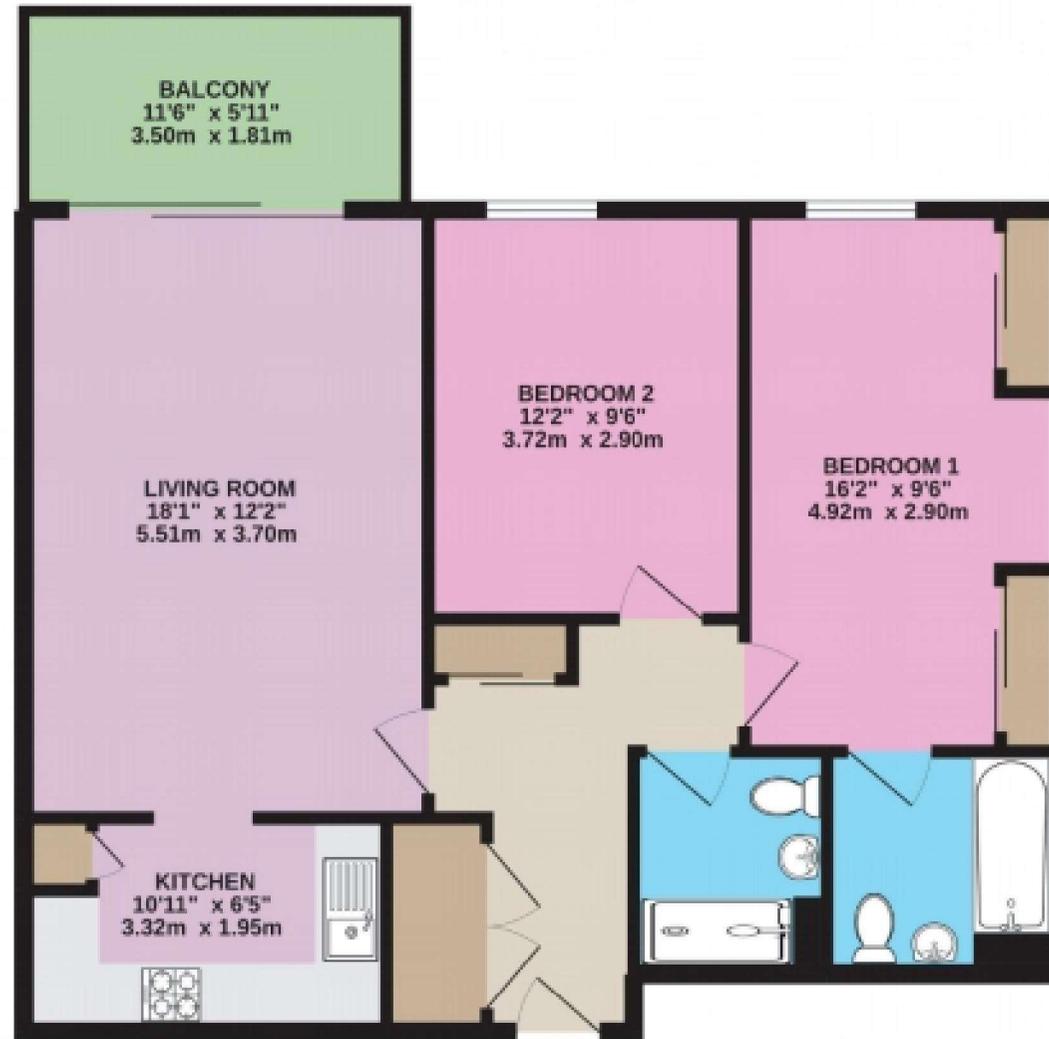
Lease: 172 Years

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Berglen Court, Branch Road, London, E14

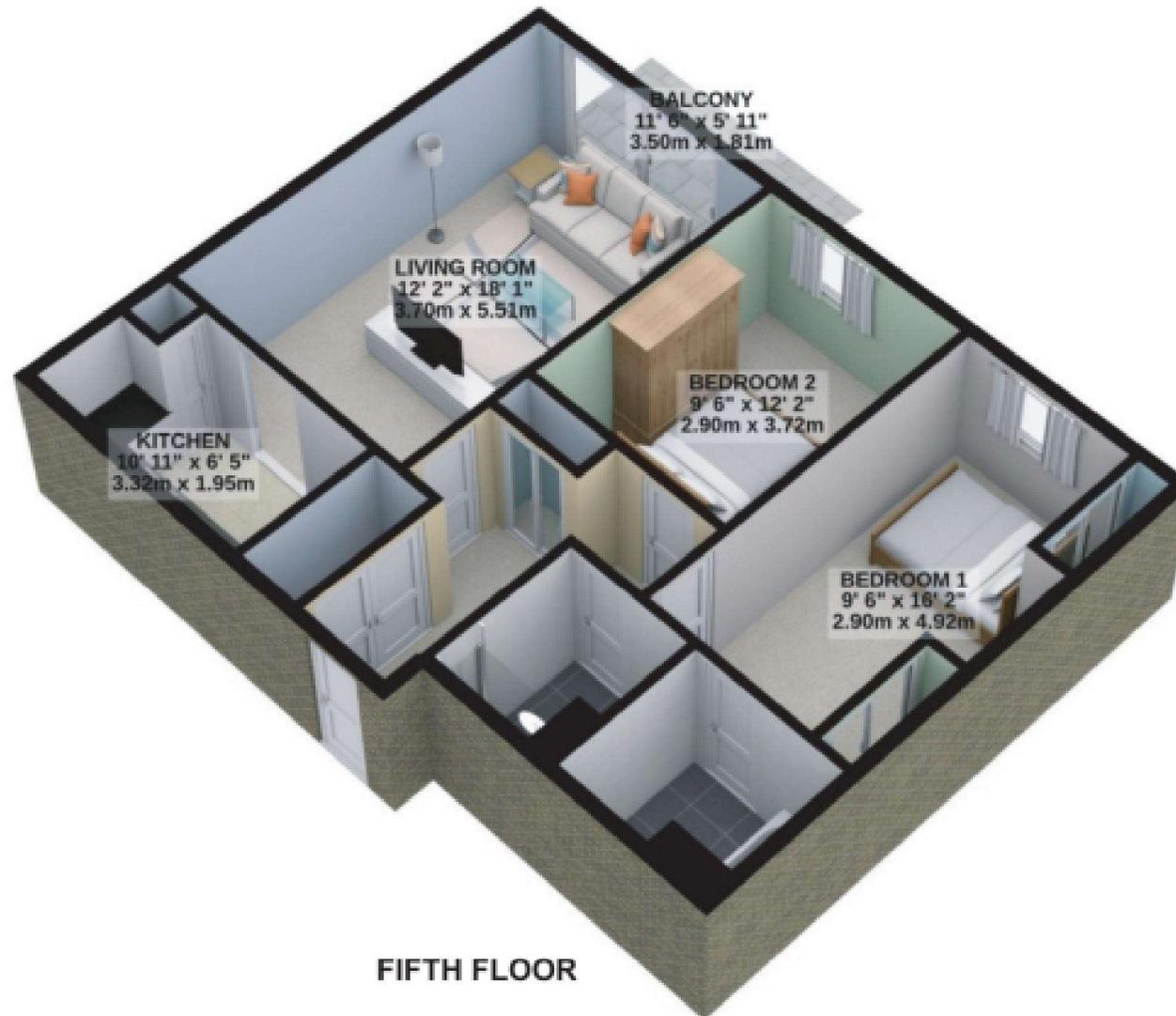
APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT 68.6 SQ METRES



FIFTH FLOOR

Berglen Court, Branch Road, London, E14

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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