



## Flat 9, 156 Westferry Road, London, E14 3QA Offers In The Region Of £264,950



One-Bedroom apartment situated on the west side of the Isle of Dogs within easy reach of Canary Wharf. The internal accommodation measures 559sqft/52msq. The apartment has an abundance of natural light due to its west facing orientation and there are glimpses of the river Thames from the Juliet balcony. The kitchen and bathrooms are finished in a contemporary style and the bedroom benefits from a fitted wardrobe. Excellent transport links are within easy reach, including Canary Wharf and Mudchute stations (DLR).

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- Chain free.
- West facing orientation.
- Service charge for year 2025-26 Estimate £2,000 - £3,000 pa depending on final cost of planned works.
- 125 year lease from January 2004
- Juliet Balcony.
- Ground rent £250 p/a

