



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

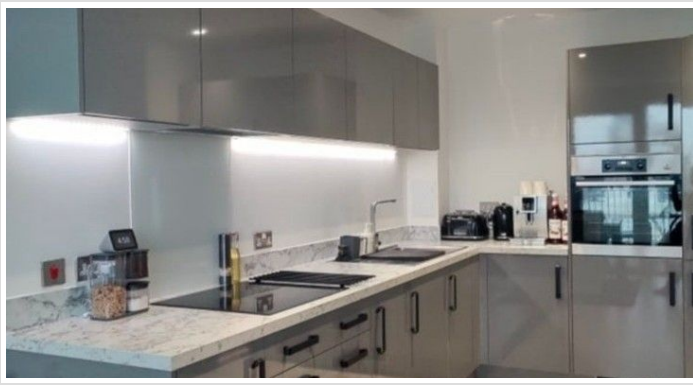
1 Bed Flat In 34a Thomas Road , London, E14 7YX

£375,000



Ref: 17481





SHORT DESCRIPTION

Property Ref: 17481 Canal-view large one-bedroom apartment | Explorers Wharf, E14. A modern fifth-floor apartment with a private balcony overlooking the Limehouse Cut, approximately 51 m² (549 sq ft) of internal space, and access by two lifts. Built in 2020, the flat is offered for sale by its first owner. The open-plan kitchen and living area includes a dishwasher and essential white goods. The generous bedroom has a king-size bed, SIMBA mattress, built-in mirrored wardrobe and desk. There is a bathroom with both a bath and shower, plus a separate utility and storage room housing the washer-dryer. The flat has radiator heating and smart lights. MADE.com furniture, the bedroom furniture and two large TVs can be included or removed by agreement. A 500 Mbps Hyperoptic fibre connection is currently installed. Explorers Wharf offers an on-site gym, concierge, communal roof terrace and cycle storage. A bus stop around two minutes away has routes towards Canary Wharf and Mile End. Lidl and Tesco are approximately four minutes' walk away. Westferry DLR, Limehouse station and Mile End station are within walking distance. Property information Leasehold: 999-year lease from 1 January 2018 EPC rating: B Council tax: Band C Service charge: £2,077.44 a year for August 2026 to July 2027 Ground rent: £250 a year for August 2026 to July 2027 NHBC Buildmark cover until 26 January 2030 No planned major works known to the seller Chain free Fire safety and external wall assessment paperwork is available to buyers. The flat is currently tenanted, with vacant possession available from the end of December 2026..

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

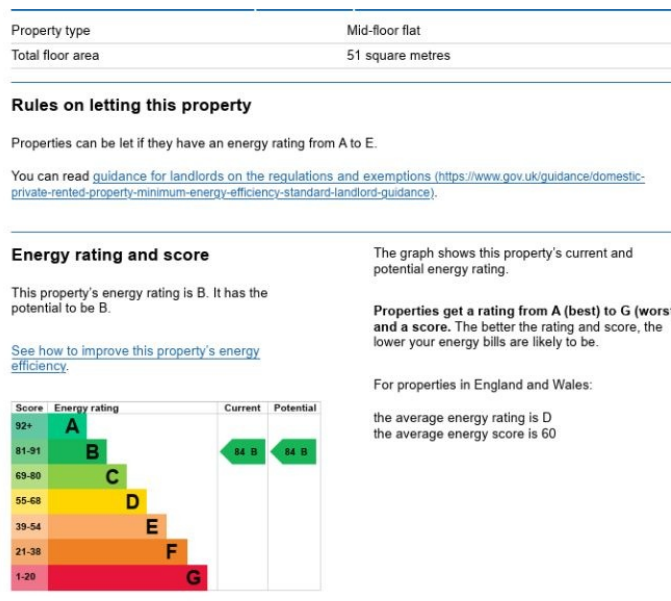
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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