





## West India Quay Docklands E14

A generously proportioned two bedroom apartment in a prestigious, modern development on the water's edge of Canary Wharf. The apartment, located on the 26th floor, is sunny throughout and offers skyline and waterside views. In excess of 1350 sq. ft., this apartment comprises a fully integrated open plan kitchen, spacious reception area with room to dine. The large master bedroom is equipped with fitted wardrobes and an ensuite bathroom. There is a further double bedroom and family bathroom. The property is finished to a very high standard and benefits from a 24hr concierge and secure underground parking. Located in the heart of the Canary Wharf & only moments away from the West India DLR station.

### KEY FEATURES

**Two bedroom apartment**

**Prestigious modern development**

**Fantastic skyline and waterside views**

**High end interior**

**Open plan kitchen / reception**

**Conveniently located close to shops,  
restaurants and public transport**

**Local Authority: London Borough of Tower  
Hamlets**

**Council tax: Band G - £2,635.04 for 2023/24**







## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Tower Hamlets
<b>Internal area:</b>	1,557 sq. ft. / 144.69 sq. m.
<b>Council tax band:</b>	G
<b>No. of bedrooms:</b>	2

## WEST INDIA QUAY, DOCKLANDS, E14



Approx. Gross Internal Floor Area 1557 sq. ft / 144.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.