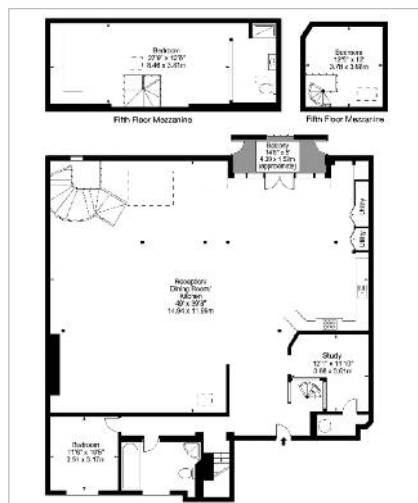


# London E14

## Apartment B502, Port East, 18 Hertsmere Road, West India Quay E14 4AY

- A Leasehold Self-Contained Fifth Floor and Fifth Floor Mezzanine Duplex Apartment
  - Providing Three Bedroom Accommodation
  - GIA Approximately 258.6 sq m (2,784 sq ft)
  - Canary Wharf Location
- ### Vacant Possession

#### BY ORDER OF MORTGAGEES



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.00 – 2.00 p.m. These are open viewing times with no need to register. (Ref: JA).

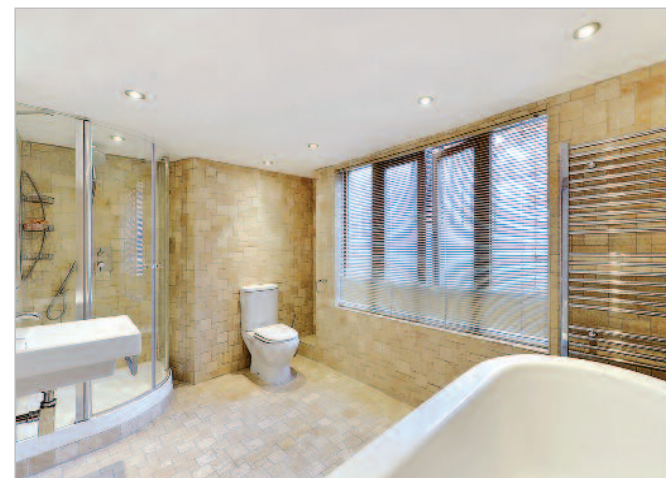
#### Joint Auctioneer

Messrs Chestertons (Ref: Rod Cullen).  
Tel: 020 7510 8300.  
Email: sales.canarywharf@chestertons.com

#### Seller's Solicitor

Messrs Rosling King (Ref: Ann Ebberson).  
Tel: 020 7246 8000.  
Email: rklsales@rkllp.com

#### VACANT – Leasehold Apartment



#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1999 (thus having approximately 109 years unexpired) at a current ground rent of £200 per annum.

#### Location

The property is located on the south side of West India Quay with southerly views over North Dock and Canary Wharf. Canary Wharf Underground Station (Jubilee Line) is approximately 0.3 miles from the apartment. The West India Key Docklands Light Railway Station is approximately 0.1 miles to the west. Shopping facilities and further amenities are available locally within the Canary Wharf development with the more extensive facilities of Central London being accessible to the west. Jubilee Park is 0.5 miles to the south providing approximately 6 acres of open space and grassland.

#### Description

The property comprises a self-contained fifth and fifth floor mezzanine duplex apartment situated within a Manhattan Lofts warehouse conversion. The flat is approached via a communal entrance on the south side of the building and benefits from 24 hour concierge.

#### Accommodation

**Fifth Floor** – Open Plan Living Area/Kitchen with Balcony, Bedroom, Bathroom with WC and wash basin, Partitioned Study Room with Storage Room

**Fifth Floor Mezzanine** – Two Bedrooms (One with En-Suite Shower Room with WC and wash basin)

**Approximate Floor Area (GIA) 258.6 sq m (2,784 sq ft)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



