



# Harbour Way, South Quay, E14

Asking Price: £500,000

 Benham  
& Reeves



# Harbour Way, South Quay, E14

 1 Bedroom

 1 Bathroom

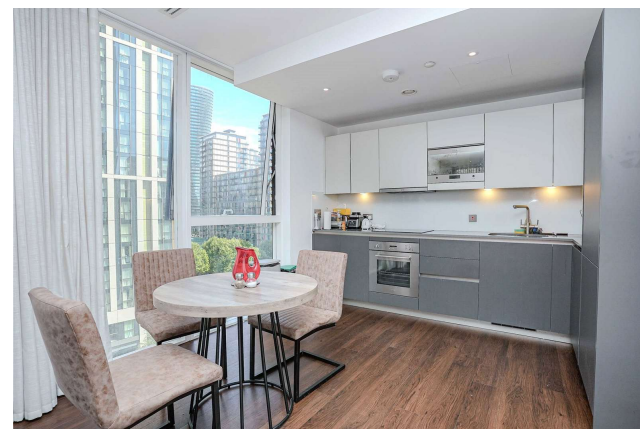
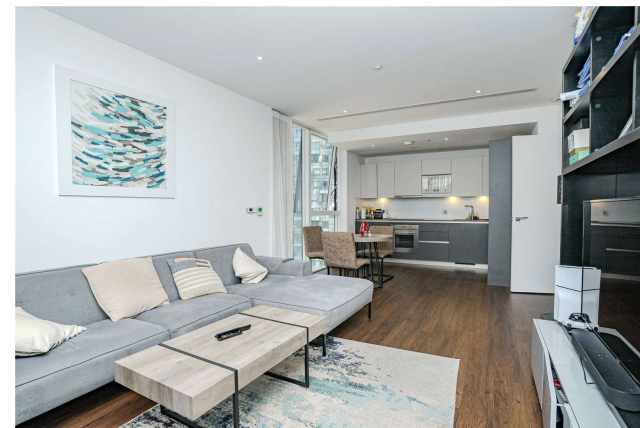
 Leasehold

This bright and spacious apartment features a welcoming hallway with two storage cupboards, a modern bathroom, and a large open-plan living area with floor-to-ceiling windows on both sides, flooding the space with natural light.

The sleek kitchen comes fully integrated with high-quality Smeg appliances, and there's ample room for a dining table or breakfast bar. The main bedroom includes built-in storage and soft carpeting, while engineered wood flooring is used throughout the living space. Comfort cooling provides year-round climate control.

Residents benefit from top-class amenities, including a 24-hour concierge, cinema, gym, spa, business centre and library.

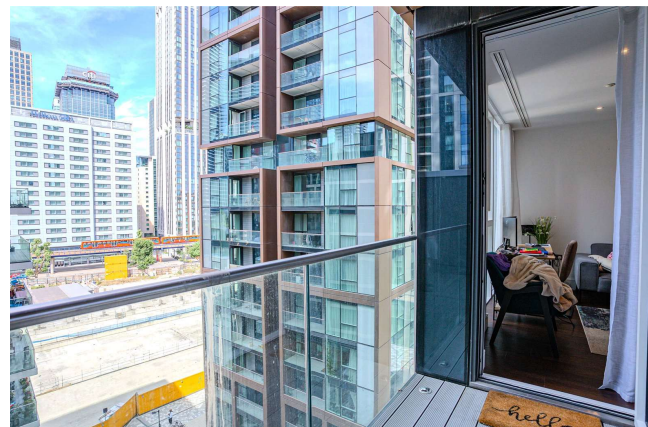
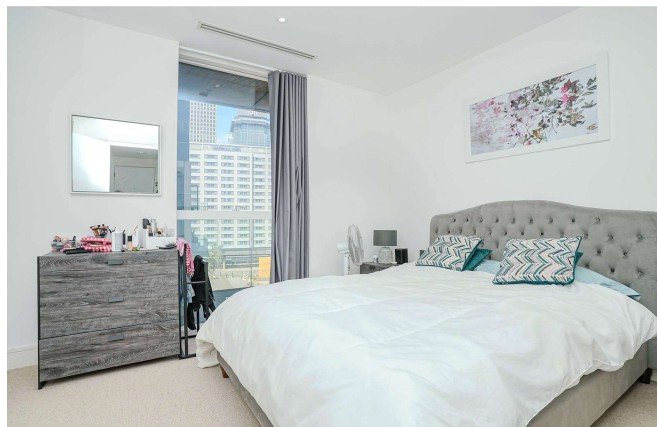
An approximate 0.5 mile walk to the heart of Canary Wharf, with access to luxury shops, restaurants, cafes, and excellent transport links via the Elizabeth Line, Jubilee Line and DLR.

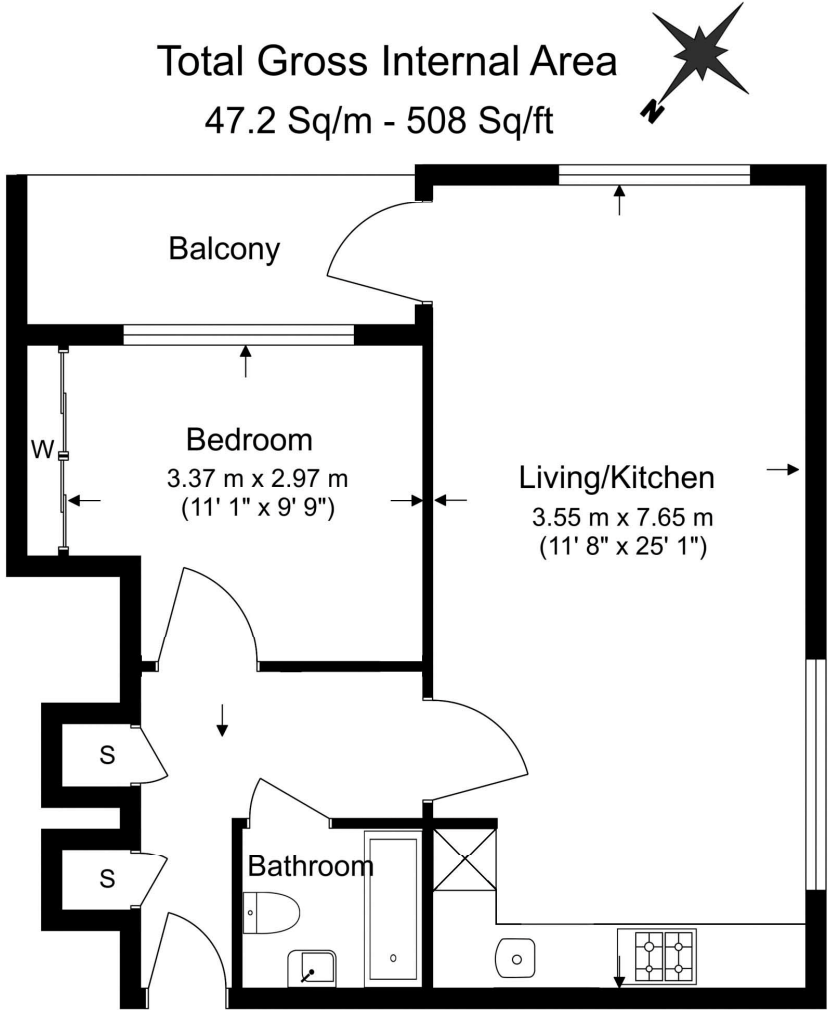




## Property Features:

- One Bedroom
- Balcony
- 508 Square Feet (Approx.)
- Underfloor Heating
- Dual Aspect Views
- Cinema Room
- Gymnasium
- 24-Hour Concierge
- Business Lounge
- Roof Top Terrace





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£500,000
Tenure:	Leasehold Expires 01/01/3015 Approximately 989 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2025
Service Charge:	£4,204.00 (per annum) for the year 2025
Anticipated Rent:	£1,800.00 pcm Approx. 4.3% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240353

T: 020 8036 3200

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W: [www.benhams.com](http://www.benhams.com)

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