

West India Quay,  
Hertsmere Road

E14







A rare to the market one bedroom apartment situated on the 26th floor of one of Canary Wharf's premier developments.

Offering 640sqft of internal and abundance of good natural light, the apartment offers generously sized rooms and exceptional skyline views over London with each principal room benefiting from floor to ceilings windows.

Including a modern bathroom suite and fully fitted kitchen the apartment is turn key ready and chain free.

The development offers a 24hr concierge and service

EPC B

Guide price  
**£550,000**

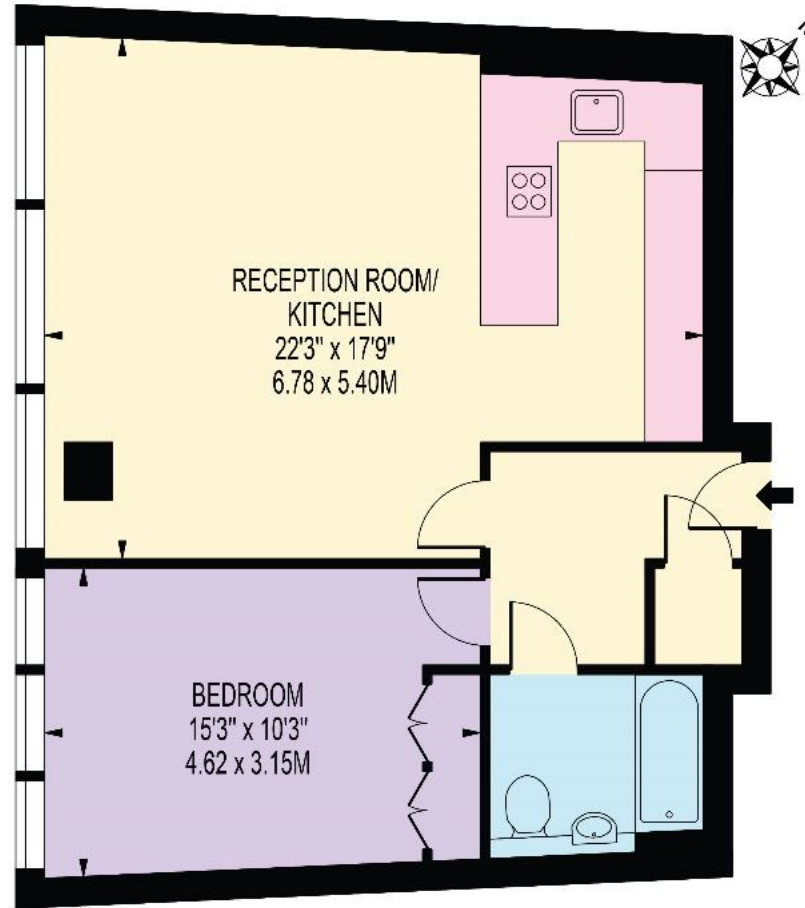
Leasehold: approximately 981  
years remaining



*The No1 West India Quay development is located within 100 metres of West India Quay DLR station providing access to the City, and 0.8 miles of Canary Wharf station (Jubilee Line) with links to the West End. All times and distances are approximate. West India Quay is one of the closest residential developments to Canary Wharf, virtually a few minutes from the Canada Square and Cabot Square shopping centres, West India Quay is also home to Crossrail Place, home of forthcoming Crossrail and many trendy bars, restaurants and the Everyman Cinema.*

# WEST INDIA QUAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 618 SQ FT - 57.40 SQ M



TWENTY SIXTH FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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