kings GROUP

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The Quarterdeck, London, E14 8SR

Offers In Excess Of £250,000

Captivating, Enchanting & Sophisticated, you will discover the epitome of urban living at Knighthead Point E14! Nestled on the fourth floor of a purpose-built apartment complex, this two-bedroom gem is the pinnacle of contemporary comfort. Offered on a chain-free basis, this residence ensures a seamless transition for its new owner. With an 88-year lease remaining, peace of mind is guaranteed for the long term. Step into a world of modern elegance as you explore the generously proportioned living spaces. The property features two spacious double bedrooms, providing ample room for relaxation and personalisation. The heart of the home is the double-aspect open plan lounge/kitchen/diner, creating a versatile and sociable hub for daily life. Natural light floods the space, enhancing the sense of openness and tranquility. A true highlight awaits as you step outside onto your own private balcony, offering stunning panoramic views of the iconic Docklands. Whether you're enjoying your morning coffee or unwinding after a long day, this outdoor space is the perfect retreat. But the allure doesn't end there – this property goes beyond the confines of your four walls. Take advantage of the lush communal gardens, providing a serene escape in the heart of the city. A dedicated child's play area adds an extra layer of convenience for families, ensuring that every resident can find their own piece of paradise within Knighthead Point. Don't miss the opportunity to make this fourth-floor haven your own – a chain-free, leasehold residence that combines modern living, breath-taking views, and a community-centric lifestyle. Welcome to your new home in the heart of E14!

Property Showcases

You are welcomed by well-maintained communal gardens and a charming children's play area, setting a pleasant tone for the property. The communal entrance, equipped with a secure phone entry system, ensures an added layer of safety and convenience. Upon entering the building, you have the option to take the internal lift, providing easy access to the fourth floor. As you reach your destination, you find your own front door, creating a sense of exclusivity and privacy. Upon entering the apartment, you step into a spacious and bright entrance hall, adorned with natural light streaming in through well-placed windows. The entrance hall boasts four built-in storage cupboards, offering ample space to stow away belongings and maintain a clutter-free living environment. From the entrance hall, you have access to two generously sized double bedrooms, each providing a comfortable and private retreat. The thoughtfully designed bathroom, complete with a separate w/c, offers convenience and flexibility for residents. As you move towards the end of the entrance hall, the space seamlessly opens up into a double-aspect open-plan lounge, kitchen, and diner. The design creates a feeling of openness and connectivity, perfect for modern living. The kitchen is well-equipped with modern appliances and functional workspace, making it a hub for culinary activities and socialising. Connected to the lounge is a private balcony, providing a delightful outdoor space to enjoy panoramic views over the London Docklands. Whether its morning coffee or an evening sunset, this balcony offers a tranquil retreat with a stunning backdrop. The apartment's overall layout ensures a harmonious flow of space, combining practicality with aesthetics. The strategic positioning of rooms and the emphasis on natural light contribute to a welcoming and comfortable living environment. This two-bedroom fourth-floor apartment not only offers a secure and convenient location but also provides a stylish and functional space for residents to call home in the vibrant city of London.

Location

Welcome to the vibrant and dynamic neighbourhood surrounding the E14 postcode! Nestled in the heart of East London, this area offers an unparalleled blend of urban convenience and natural beauty. Residents here enjoy a plethora of amenities that cater to every lifestyle, making it an ideal place to call home. One of the standout features of this locale is its exceptional transport links. The proximity to Canary Wharf ensures easy access to the London Underground, Docklands Light Railway (DLR), and a myriad of bus routes, facilitating seamless travel throughout the city. Whether you're commuting to work or exploring the cultural gems of London, the transport connectivity from E14 is unparalleled. For those who relish the outdoors, the area boasts an array of enchanting parks. Mudchute Park and Farm, with its sprawling greenery and a delightful collection of farm animals, provides a serene escape from the urban bustle. Additionally, Millwall Park offers a scenic waterfront setting, perfect for leisurely strolls or picnics with family and friends. The E14 postcode is home to an array of amenities that cater to diverse tastes. Canary Wharf, with its world-class shopping centers, restaurants, and entertainment options, is just a stone's throw away. Whether you're in the mood for a gourmet dining experience or a casual evening at a trendy bar, the local culinary scene has something for everyone. Families with children will appreciate the proximity to esteemed schools in the area. Notable institutions, such as Canary Wharf College and Cubitt Town Junior School, are renowned for their commitment to academic excellence and holistic development. These schools boast commendable Ofsted ratings, ensuring that your child receives top-tier education in a supportive environment. In summary, the E14 postcode offers an unparalleled blend of urban sophistication and natural charm. With excellent transport links, beautiful parks, and a plethora of amenities, this neighbourhood provides a delightful living experience for individuals and families alike. Discover the perfect balance of city living and tranquility in this thriving East London enclave.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 Years from 17/08/1987
Ground Rent: £100 pa
Service Charge: £2459.146 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,182 pa

Entrance Hall
3'10" x 17'0" (1.19 x 5.20)
Four storage cupboards, single radiator and laminate flooring.

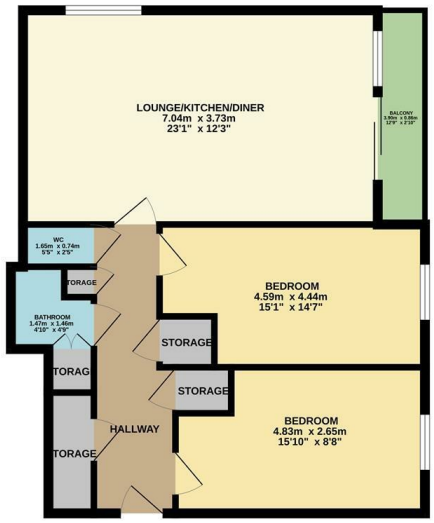
Lounge/Diner
12'2" x 23'1" (3.73 x 7.04)
Double glazed window to side aspect, double radiator, laminate flooring, phone and TV aerial point, double glazed patio door leading to balcony and power points.

Kitchen
Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and electric hob, chimney style extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, textured ceiling, storage and power points.

Balcony
12'2" x 3'2" (3.73 x 0.97)
Tiled flooring.

Bedroom One
15'0" x 8'0" (4.59 x 2.44)
Double glazed windows to side aspect, single radiator, laminate flooring, power points, phone and TV aerial point.

FOURTH FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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