

# River Habitat



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Belgrave Court, 36 Westferry Circus , E14

Two Bedroom Apartment

£875,000

rh-belgravecrt4946-es4

A stunning 1,278 Sq. Ft. two double bedroom flat with a fabulous view of the river Thames and onto a private garden at Belgrave Court, Canary Riverside. Not only does it have river views due south from the Living Room, Master, Second bedroom and balcony but this recently redecorated property in one of the most exclusive Canary Wharf Developments, is ready to move into tomorrow!



- \* 1,278 sq ft floor area and balcony 45 sq ft
- \* Splendid views due south
- \* Italian marble tiling in all bathrooms

At a special junction of the River Thames as it reaches south from Limehouse to Greenwich is one of the most desirable developments in Docklands. The closest residential development directly due West from Canary Wharf, a short walk across the Octagonal Garden of Westferry Circus is Canary Riverside. The development has commanding river views due South, West and North West and Eastern views towards Canary Wharf. Canary Riverside is the only residential development on the Canary Wharf Estate.

Not only is it sought after because of the high build quality associated with every flat including Italian marble tiling in all bathrooms, under bathroom floor heating and a sophisticated cooling/heating system including electric skirting board and air coil fans but because of its infrastructure. Its buildings all surround a main private garden with four residential blocks being named after famous London Squares: - Hanover, Eaton, Belgrave and Berkeley; a Four Seasons Hotel and a Virgin Active Sports Facility (Tennis court and a raised pool with swimmers views over the Thames). The development is extremely safe with 7 am to 7 pm day porterage/concierge but also 24 hour security.

This particular 1,278 Sq. Ft. recently redecorated two double bedroom flat is located on the sixth floor of Belgrave Court. It has river views due south from the Living Room, Master and Second bedroom and balcony. The living room is generous at 12ft10 X 24ft11 leaving plenty of space. In addition, the property also benefits from a storage room. The balcony of 45 Sq. Ft. has views of the river directly due South and there is a generous sized storage room off the hall. This property comes with one underground parking space. Given its recent upgrade in terms of carpets and curtains, the property is ready to move in to and a shame to miss!!! Call in for a viewing now.

- **Reception: 24ft11 X 12ft10**

Wooden flooring, double glazed windows.

- **Kitchen:**

Wooden flooring, fully integrated kitchen with all major appliances.

- **Master Bedroom: 14ft9 X 13ft4**

Neutral carpeting, double glazed windows.

- **En-suite:**

Under marble floor heating, His & Hers wash basin, separate shower/bath and shower cubicle.

- **Bedroom 2: 14ft11 X 11ft6**

Neutral carpeting, double glazed windows

- **Bathroom:**

Fully tiled marble bathroom with three-piece suite including shower/bath, toilet and hand basin.



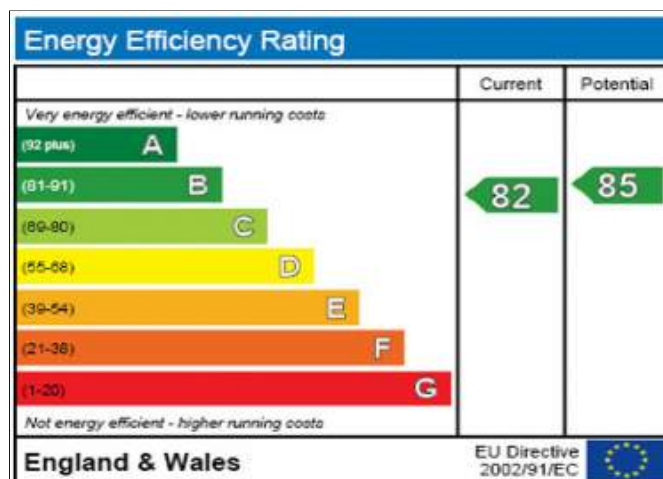
**Important**

River Habitat, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily a complete representation of the property. It should not be assumed that the property has all necessary planning, building regulations or other consents and River Habitat have not tested any services, equipment or other facilities. Purchasers must satisfy themselves by inspection or otherwise.

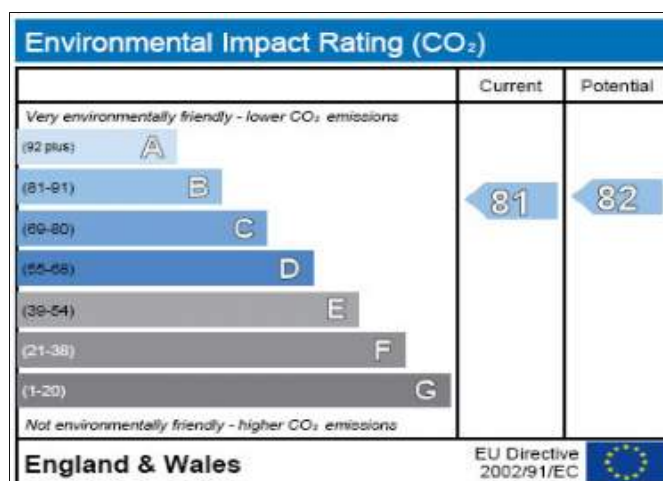
### Energy Performance

Energy Efficiency Rating:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating:



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Total floor area  
118.7 sq m / 1,278 sq ft

Balcony area  
4.2 sq m / 45 sq ft

