

# City Court, Legacy Wharf, E15 2PF

£479,000

## Full Description

Luxury two bedroom river facing apartment! (866 Sq. Ft) spread over (778 Sq. Ft) plus large (88 Sq. Ft) terrace area! Legacy Wharf is a contemporary development of new homes in Stratford, an increasingly sought-after residential area of east London that has in recent years undergone significant regeneration and benefits from a wealth of local amenities. The development includes commercial and retail premises at ground level, as well as landscaped podium gardens, a gym and a concierge service. Low service charge and ground rent make this an IDEAL investment product for buy to let or first home in a prime residential location! NO HELP TO BUY Stratford is also emerging as an important business district thanks to the International Quarter London. This £2.4 billion site is already the home of Transport for London, Cancer Research UK, the British Council and the Financial Conduct Authority. Stratford is, without question, a London area on the rise. University College London is building a new campus in Stratford. UCL East will be the base of its first School of Design, along with a Centre for Experimental Engineering. CROSS RAIL By 2019 Crossrail will run from Stratford with 12 trains per hour at peak times in both directions, enhancing the current service. JOURNEY TIMES FROM PUDDING MILL LANE DLR Stratford 2 minutes Canary Wharf 15 minutes Liverpool Street 16 minutes London City Airport 18 minutes Bank 19 minutes These particulars are not intended to form part of any contract. Photographs may depict general images of the development and may not show the actual apartment for sale.

## Features

- River Facing!
- Residents fitness centre & communal gardens
- Residents concierge services
- Residents secure cycle storage
- Close to multiple transport links
- Completion due Q2 2019
- Tenure: 999 years from August 2017
- Estimated Service charge: £32.5 psf pa
- Estimated Ground Rent: £350 pa
- NO HELP TO BUY

## Contact Us

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