

16 Hertsmere Road, London  
Port East Apartments - West India Quay



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**Iconic Grade I listed warehouse conversion in Port East Apartments - West India Quay. Luxury residential living that remains symbolic of the once powerful East India spice trade.**

A three-double-bedroom penthouse apartment, set over two floors measuring 1,502 sq. ft. The property enjoys 24 hour concierge, security, and lift access to two separate entrances.

A large reception containing kitchen, dining and sitting room, creates ideal open space for entertaining. The original timber frame and broad plank floorboards exude character and charm. Two large windows, (south and west facing), provide views towards Cabot Square, Canary Wharf and The City of London.

A contemporary steel kitchen contains integrated appliances including Neff branded appliances, washing machine and tumble dryer (Miele).

The sitting room accommodates large soft furnishings, coffee table, and media system and air conditioning. Side eaves house space for home office use. All rooms are heated using electric radiators, with hot water from boiler and pressure cylinder.

A turning staircase leads to the fourth floor landing flowing onto three generous double bedrooms (two en suite) and family shower room.

The principal bedroom is south facing with views overlooking the waterfront. The room can accommodate a superking bed, chest of drawers and freestanding wardrobe. The en-suite wet room has large format limestone-effect tiles, open shower, vanity sink, lavatory, and heated towel rails. Two further guest bedrooms (one en suite) are fitted with wardrobes. The apartment has one secure parking space to the rear of the building.



**Location**

Approached past a parade of dockside cafés, bars and restaurants, this property is well located to a broad range of amenities. Canary Wharf is one of Europe's most dynamic financial, technology and life sciences districts and has excellent transportation links from:

- West India Quay Station 0.1 miles
- Canary Wharf Station 0.3 miles Jubilee Line
- Elizabeth Line - 0.3 miles (direct to Heathrow, Paddington, Liverpool Street).
- Westferry Station 0.2 miles
- Uber Boat from Canary Wharf Pier to London Bridge, Battersea and Putney.
- Rapid access to London City Airport, highly attractive for business travellers.
- South Quay DLR 200m (direct to City Airport in 7 minutes).

Postcode region: E14

**General**

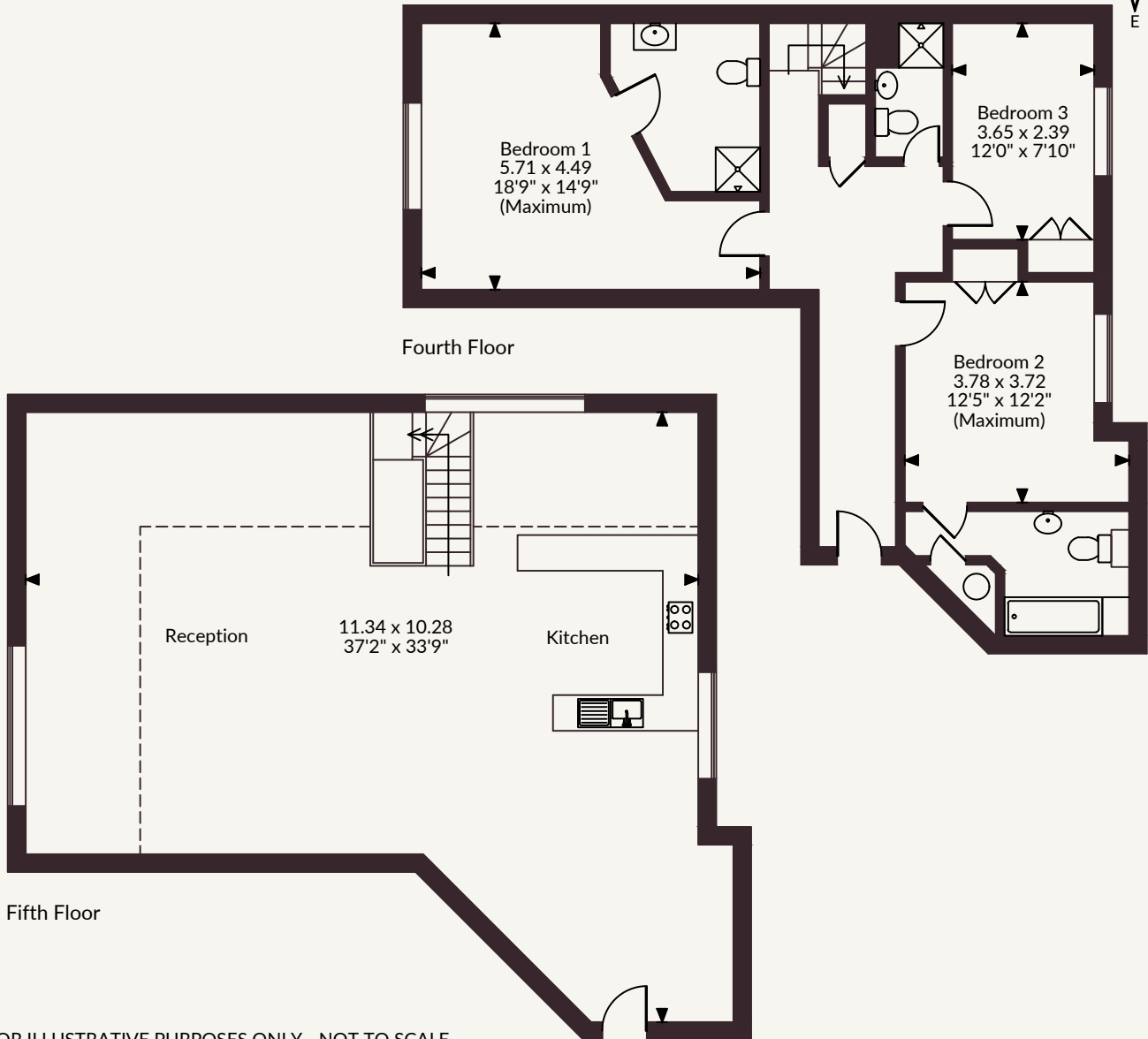
- Tenure: Leasehold 125 years unexpired June 1999
- Parking: Allocated
- 24hr concierge and security.
- Ground rent: £629 pa 2025/26 until 2049.
- Service charge: 1/2 yearly £7,558 2025/26
- EPC: C Council Tax: Band H
- Broadband: Fast
- Local Authority: London Borough Tower Hamlets
- Infrastructure: Air conditioning reception
- Planning: PA/26/00337 & PA/26/00338 (installation of a horizontal lifeline system for maintenance at roof level Block B.C.D and E Port east apartment building.
- Planning: Prospective purchasers are advised that they should make their own enquiries of the local authority
- Fire Regulation: EWS1 certification has been approved and issued for the building.
- Fixtures & Fittings: certain fixtures and fittings are excluded from sale, but may be available by separate negotiation.

**1,502sq ft (140 sq m)**  
**Three double bedroom**  
**Three bathroom**  
**Open plan reception**  
**Water fronted penthouse**  
**Leasehold | Canary Wharf**

**Guide price £975,000**



Hertsmere Road, E14  
Internal area 1,502 sq ft (140 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

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