



Maynards Quay, Shadwell Basin, Wapping, E1W

Asking price **£549,999** | Leasehold



Maynards Quay, Shadwell Basin, Wapping, E1W

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Waterside
-  Concierge
-  Local Amenities
-  0.2 MI Shadwell Station

An attractive two-bedroom, one-bathroom, first-floor property with a balcony located in a quiet, Postmodern waterside neighbourhood formed around Shadwell Basin in Wapping. It is part of the historic London Docks' setting, a stone's throw from the Thames. The well-presented and bright accommodation is accessed from a hallway. The bathroom is followed by two double bedrooms and a well-proportioned reception/living room which is open-plan. The living room extends onto a U-shaped kitchen which is well-zoned with a small breakfast bar and space for a dining table and chairs. This room opens out onto a balcony overlooking the basin waters and capturing the Canary Wharf's skyline in the distance. The highly functional and integrated kitchen has up-to-date appliances and contemporary cabinetry. Ample wardrobe and storage space is provided in the hall, bedroom one, and the bathroom, which features a modern shower and tiling. The interior has high-quality wood floors throughout including bedrooms.

Maynards Quay is a sought-after, private and secure development with a day porter. It is part of Shadwell Basin designed by British architects MacCormac, Jamieson, Prichard and Wright. Built between 1986 and 1988, it contains flats, maisonettes and houses up to five-storeys high. The playful building design

features red steel columns, dark blue balconies and window frames and alternating open arches, and was inspired by the industrial, 19th century dockside warehouses. The development was added to the National Heritage List for England by Historic England as Grade II listed in 2018.

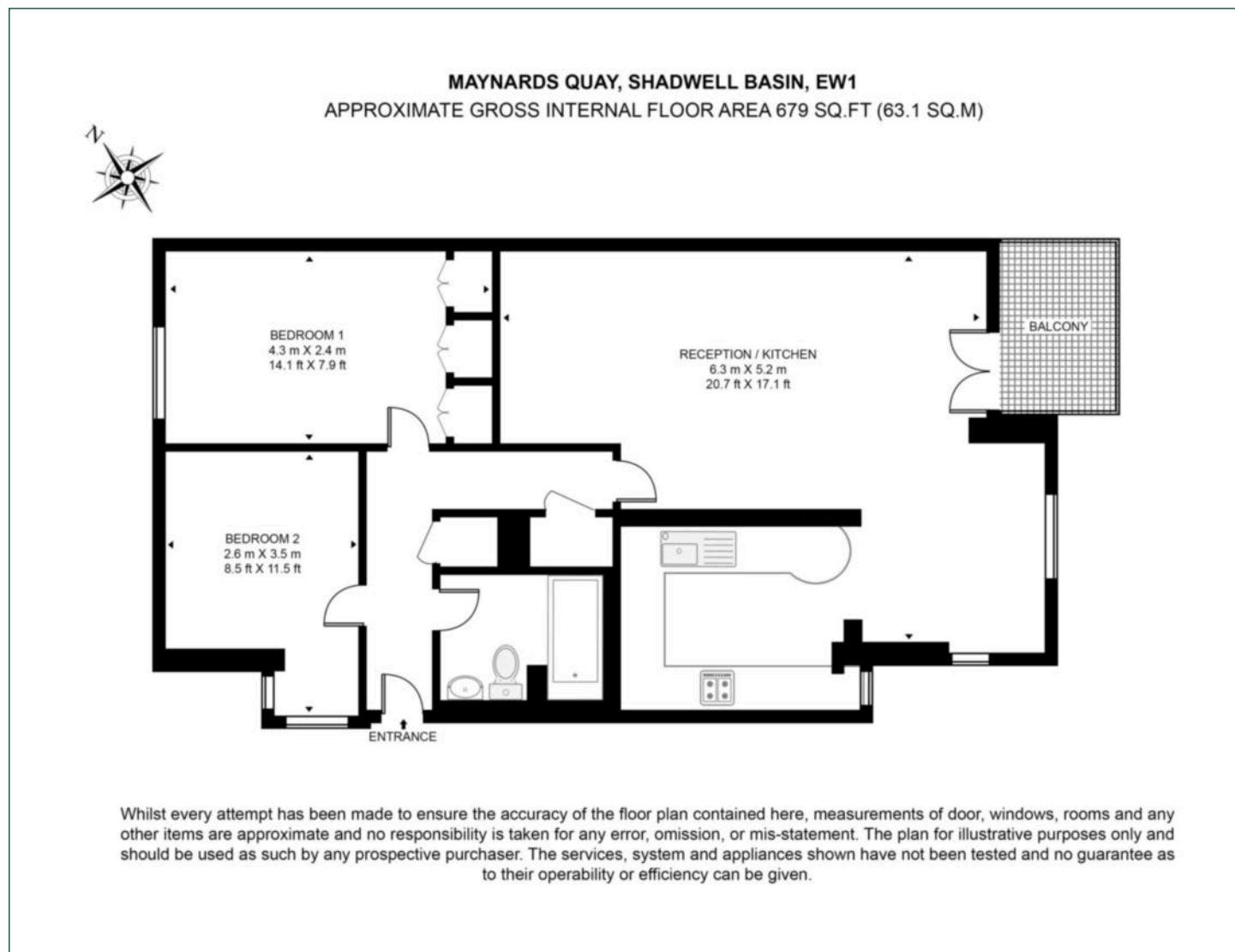
The nearest station is Shadwell (DLR and London Overground), a short distance away. Regular buses run to Liverpool Street and Canary Wharf, and there is a well-established walking and cycling route to the City via the Thames Path nearby. The Shadwell water basin is used for recreational purposes such as sailing, canoeing, and fishing. Two big parks, Wapping Woods and King Edward VI, are within a short walk from the property. More local amenities are found at St. Katherines Dock, home to a large Waitrose supermarket, several coffee shops, pubs and restaurants. Wapping is also home to The Prospect of Whitby, London's oldest riverside pub. In the vicinity is the historic Tobacco Dock, a popular venue offering a varied program of events throughout the year. For families, the property is conveniently close to the highly regarded St Peter's London Docks CofE Primary School, which has been rated as "outstanding" by Ofsted.

Tenure:	Leasehold (156 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	N/A	Council Tax Band:	B
Service Charge:	£1,949 p.a. approx.	EPC:	D



Floorplan

679 sq ft | 63.1 sq m



City & Aldgate

122 Whitechapel High Street, London, E1 7PT

Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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