





Forge Square, Isle Of Dogs, E14

OIEO **£440,000** Leasehold









### Forge Square, Isle Of Dogs, E14



2 Bedrooms



1 Bathroom



1 Reception



Parking



Concierge



Near the Thames Path



0.3 MI Mudchute

Well presented, 2 bedroom, split level apartment with parking in a modern, gated development in a quiet, residential neighbourhood on the Isle of Dogs.

Comprising a luxury, open-plan kitchen/living room and guest cloakroom on the ground floor, followed by two bedrooms and family bathroom set on the second floor.

Residents benefit from a concierge service and a prime location close to the Thames Path, Mudchute DLR, bus routes to Canary Wharf and the Thames River Bus service.

Tenure:	Leasehold (112 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	N/A	Council Tax Band:	Е
Service Charge:	£1,200 p.a.	EPC:	В

# Floorplan

708 sq ft | 65.8 sq m

## **FORGE SQUARE** APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.80 SQ M BEDROOM BEDROOM 18'2" x 8'8" 10'6" x 8'5" RECEPTION ROOM 5.53 x 2.64M 3.20 x 2.57M KITCHEN 17'9" x 12'8" 5.40 x 3.86M **GROUND FLOOR** FIRST FLOOR FOR ILLUSTRATION PURPOSES ONLY THIS FLOOR PLAN SHOULD BE USED AS GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONSTRUCT. ANY MICHORIS PREVAILED HE SECKLID SATISFY THEMSELYS BY MORECTEN, SEAFONES, CHOUNES AND THILL SURVEY AS TO THE CORNECTINESS OF EACH OF ANY MEAN ARRANGEMENTS OF STROKED CHOICE OF ANY SALE OF ILLT. ANY MEAN ARRANGEMENTS OR STROKED CHOICE OF APPROXIMATE AND SPOLICIA DATE OF LOVING A PROPERTY OR IN THE BASE OF ANY SALE OF ILLT.

#### Docklands

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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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