

Islington Office

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HERTSMERE ROAD, DOCKLANDS, E14

£730 per week

Preliminary Details

This luxury three bedroom Penthouse Duplex apartment on the 4th and 5th floors offers excellent living space with three bathrooms, all being en-suit to the bedrooms, large kitchen and dining area with South aspect. The upper reception room floor is built into the character rich roof of the building with stunning beam work and high ceilings. The reception room and master bedroom have stunning views towards the quay side at West India Quay and Canary Wharf. Fully furnished with all facilities. Painstakingly preserved with fine modern wood floors, and steal and glass fittings in the kitchens and bathrooms, to give a superb fusion of 19th century listed architecture in an ultra modern living space. Sky & Hotbird available at this building. West India Quay Apartments (Block A of Port East Apartments) is recognised as one of the best at



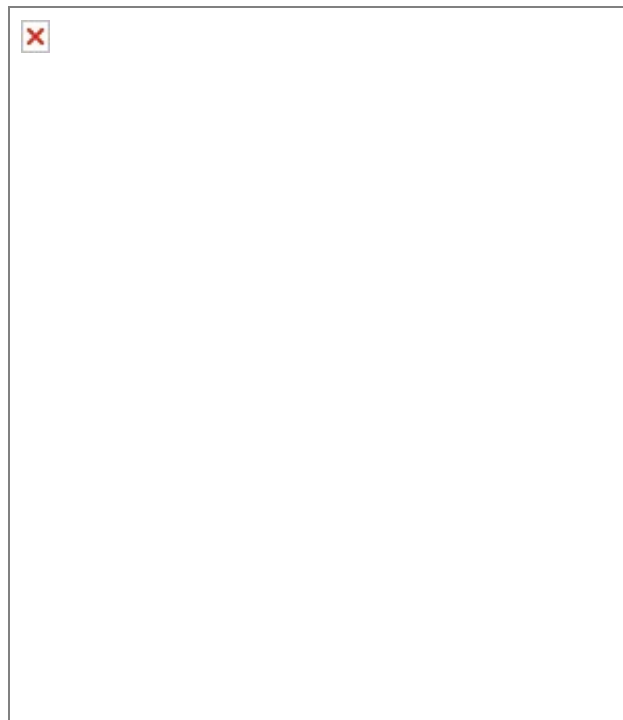
3 Bedrooms • 3 Bathrooms




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Area Overview



The former docklands area, made redundant by changes in shipping that have concentrated on down-river Tilbury, is rightly considered an exciting new area for living and working. With its much improved transport links provided by the Docklands Light Railway, its system of driverless trains weaves ingeniously between ultra-modern architecture and smartly converted old warehouses, rather like a sedate roller coaster. The development of new residential accommodation has been matched by the installation of a selection of over fifty bars, cafes and restaurants catering for the sophisticated to the more earthy.



Hertsmere Road, Docklands  West India Quay (0.1M),  Canary Wharf (0.2M),  Westferry (0.2M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Tower Hamlets	£ 797	£ 930	£ 1,063	£ 1,195	£ 1,461	£ 1,727	£ 1,992	£ 2,391
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D	63	61
(39-54) E	43		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR HERTSMERE ROAD, DOCKLANDS, E14



Smollensky's

The restaurant at Smollensky's at Canary Wharf is a cosmopolitan dining area with a distinct "New York" feel, offering stunning modern American cuisine with some interesting twists. Ideal for parties & get-togethers, family outings, pre & post theatre dinner or simply a night out with friends.

🚶 400m (7 mins) from Hertsmere Road



Battery

Set at the very top of a fabulous Philippe Starck building, Battery offers simply incredible views across the city of London from its enviable position on Westferry Circus. The award winning menu reflects the very best of British with both superb full dishes and an impeccable taster style dining experience too.

🚶 400m (7 mins) from Hertsmere Road



Virgin Active Canary Riverside

Located within the prestigious Canary Riverside development among the sets of the Four Seasons Hotel and Westferry Circus, Virgin Active has become Canary Wharf's number one health club with their state of the art gym, pool and spa facilities and breathtaking surroundings.

🚶 400m (7 mins) from Hertsmere Road



Reuters Building

The Reuters Building at 30 South Colonnade is near the One Canada Square Tower, Jubilee Park and Canary Wharf Tube Station. Thanks to its central location and distinctive interactive strip of screen constantly showing stock information running along the middle of the building it is a popular meeting spot among locals and busy bankers from around the world alike. The open space below the Reuters Building has since been renamed Reuters Plaza.

🚶 400m (7 mins) from Hertsmere Road



Billingsgate Market

Billingsgate Market offers buyers an opportunity to see the largest selection of fish in the UK. Located conveniently just minutes away from Churchill Place its great location makes Billingsgate a popular local hunt.

🚶 600m (10 mins) from Hertsmere Road



Hazev

Located on the waterfront of Discovery Dock West, Hazev offers great Anatolian cuisine at its finest in the heart of the financial district. The venue combines a stylish bar, elegant restaurant and a quick-serve cafe and deli-bar.

🚶 700m (12 mins) from Hertsmere Road