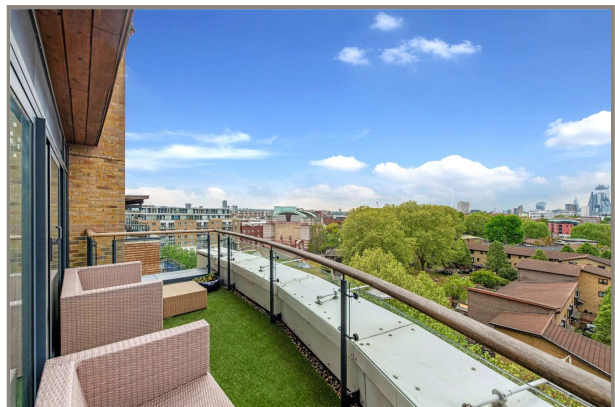


**Berglen Court,  
Limehouse, E14  
£649,000**

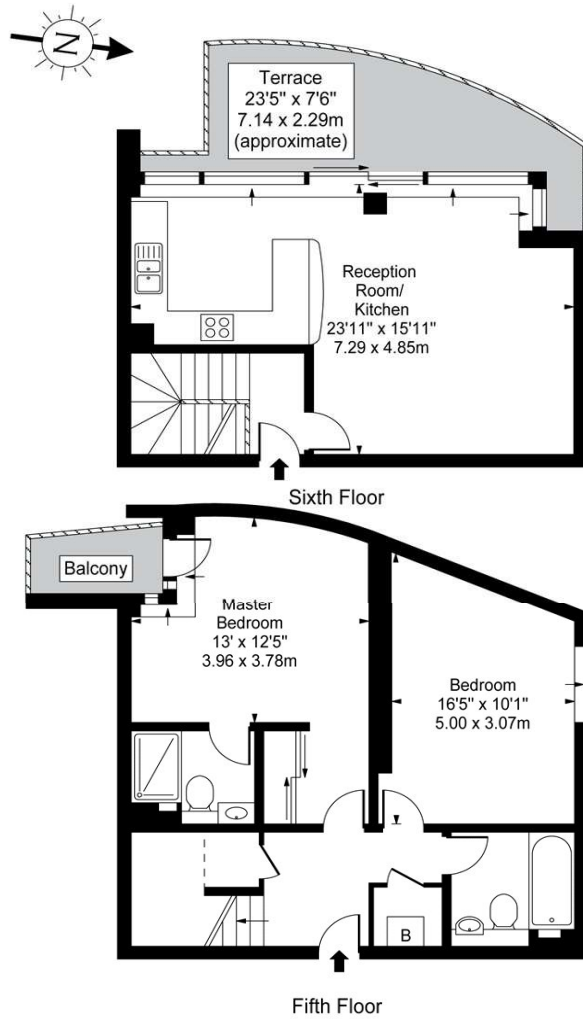
**HURFORD SALVI CARR**



939sqft / 87m2  
Duplex penthouse

Two double bedrooms  
Secure parking

## Berglen Court, E14 7JY



Approx Gross Internal Area **939 Sq Ft - 87 Sq M**  
For Illustration Purposes Only - Not to Scale

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

<b>Price</b>	£649,000 Subject to Contract
<b>Lease</b>	200 years from 1998
<b>Service Charge</b>	£4000pa approx. including GR
<b>Ground Rent</b>	See above
<b>Local Authority</b>	Tower Hamlets

#### IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy, these particulars do not constitute part of any offer or contract. All measurements are given as a guide only. Internal room measurements are accurate to within +/- 3 inch. No liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statements in these particulars, during negotiations or otherwise, any representation or warranty in relation to this property. The specification for this property may not include fixtures, fittings and finishes shown in the photographs and illustrations, which are indicative only. The information given in this document has been provided by the vendor and we have not requested copies of the relevant documentation to substantiate this information. \*Service Charge figures are for the 12 month period (unless otherwise stated) as provided by the client. Figures may include sinking / reserve fund contributions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

9 BRANCH ROAD, LIMEHOUSE BASIN,  
LONDON, E14 9HS

T 020 7791 7000 E sales.docklands@h-s-c.co.uk

**HURFORD**

**SALVI**

**CARR**