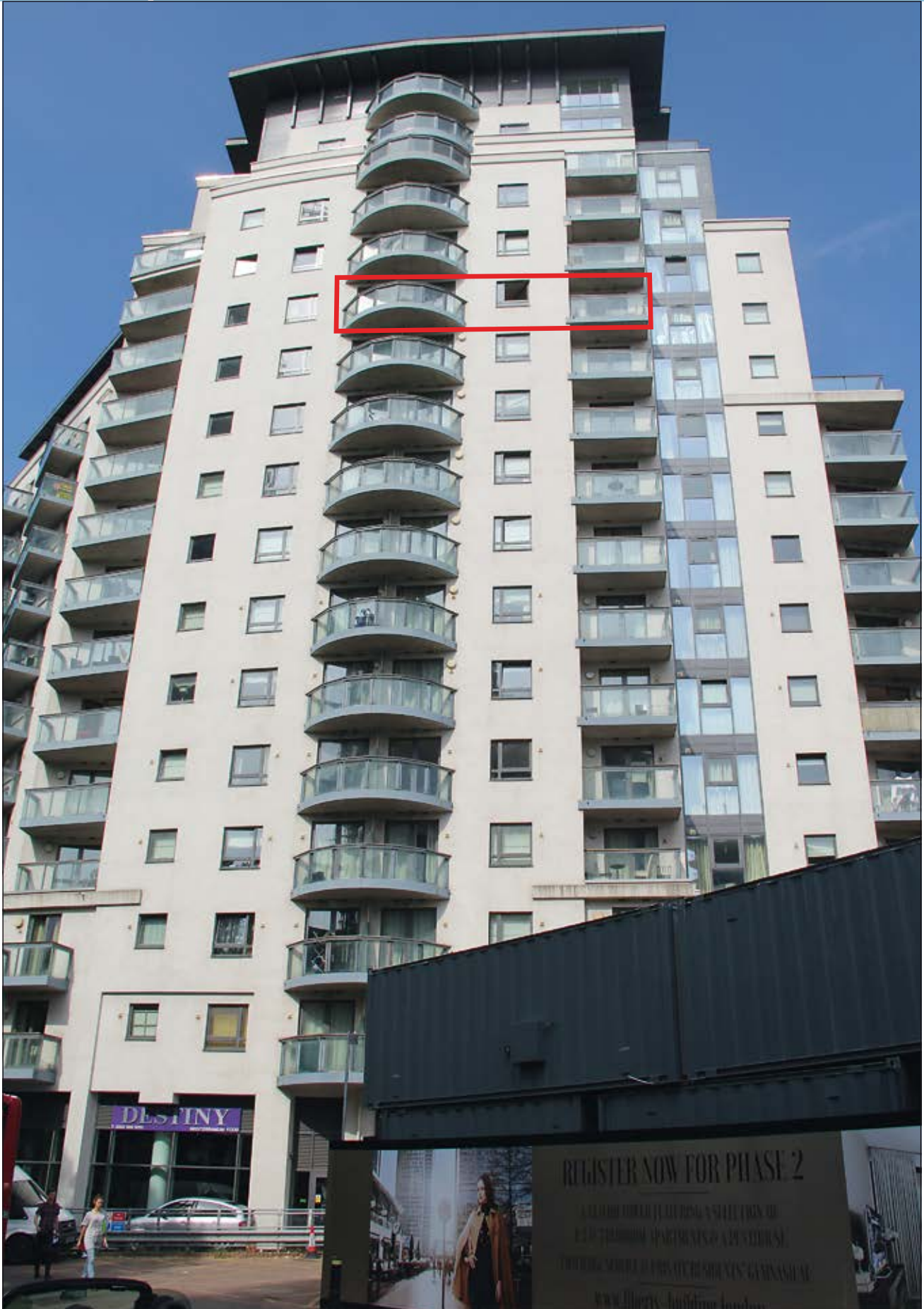


LOT 14

Flat 142, City Tower,  
3 Limeharbour, Isle of Dogs,  
London E14 9LU

\*Reserve below  
£600,000  
8 WEEK COMPLETION



**Vacant 2 Bed Flat**

**SITUATION**

Located close to the junction with Marsh Wall only minutes from the River Thames and within close proximity to Canary Wharf.

Both South Quay and Crossharbour DLR stations are within close walking distance.

The O2 Arena, Excel London and London City Airport are all within easy reach and the City of London is approximately 4 miles to the west.

**PROPERTY**

An eleventh floor **Self-Contained 2 Bed Flat (currently being used as a 4 Bed Flat)**, within a modern purpose built apartment block. The flat benefits from a fully fitted kitchen, two balconies with far-reaching views and use of a communal garden. The block is serviced by two passenger lifts and has a concierge desk.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**Eleventh Floor Flat**

2 Bedrooms (one with en-suite shower/WC), Living Room, Dining Room, Kitchen, Bathroom/WC.  
(GIA Approx. 972 sq ft)

**TENURE**

**Leasehold for a term of 125 years from April 2007 at a ground rent of £600 p.a. doubling every 25 years.**

**Offered with FULL VACANT POSSESSION**



The Surveyors dealing with this property are  
**JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
YVA Solicitors – Tel: 020 8445 9898  
Ref: J. Bishop – Email: [jb@yvasolicitors.com](mailto:jb@yvasolicitors.com)

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts