



## Tiller Road, Canary Wharf, E14

£1,050 pcm

\*\*\*Offered for up to a 3 month License. Room Rental\*\*\* A lovely double bedroom on the second floor of a four bedroom modern townhouse on the Isle of Dogs. Perfect also for Intern given the flexibility of the lease. Own terrace and Bathroom is shared with occupier of other bedroom on that floor. Also, there is an overflow wet room usage on the the ground floor should bathroom be occupied. Less than 1/2 an hour walk to Canary Wharf or 5 minute walk to Crossharbour DLR. HMO Licensed. Maximum of 5 occupants in house.

- Shared House
- 2nd Floor Bedroom
- Circa 1,592 Sq Ft
- Two Balconies & Two Terraces
- Excellent Location



## Property Description

It is attractive because not only does it have a garden but three of the four bedrooms have their own balcony/roof terrace. To make convivial living easier the owner has made two of the bathrooms partial en-suites.

Not only is the reception door to the garden bi-fold meaning that you can have an open alfresco feel on the ground floor but the same applies to some of the rooms. The basic layout is as follows:- Open dining reception and kitchen on the ground floor with wet room. The first floor has a living room and bedroom with a partial en-suite bathroom.

The second floor has two double bedrooms with a partial en-suite bedroom. The third floor has one double bedroom with en-suite bedroom and walk in closet. By the way, if you do not fancy buying this freehold home as an investment, take it as your own. It's a 5 minute walk to Crossharbour DLR and a less than 15 minute walk into Canary Wharf so ticks every box in the book!"

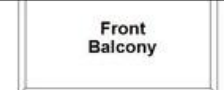
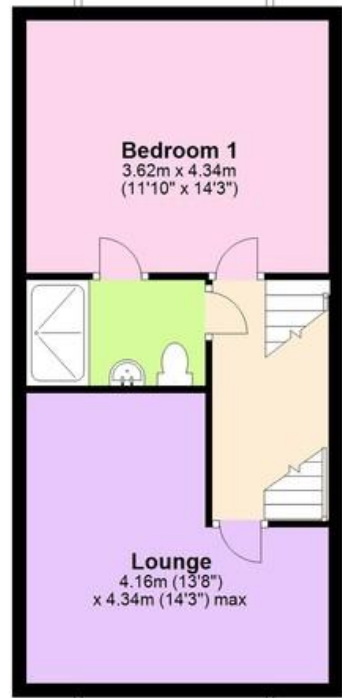
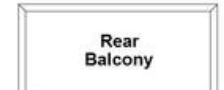




Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>	86   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



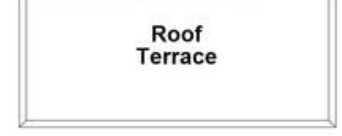
### Second Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



### Third Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 148.3 sq. metres (1595.8 sq. feet)

## 655 Commercial Road, London, E14 7LW

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