



Well presented apartment situated on the 4th floor of a wonderfully located development

Denison House, 20 Lanterns Way, Canary Wharf, London, E14

Leasehold



- Concierge
- Use of residents only gym
- Well located modern development
- Excellent travel links
- Ideally located close to Canary Wharf

### Description

The property offers, open plan kitchen with a range of integrated appliances and open plan reception room which leads on to a private balcony, built in storage, two good-sized bedrooms with fitted wardrobes.

The development benefits from an on site concierge and residents only gym. The apartment is within walking distance to local amenities and within 5 minutes walking distance to South Quay DLR.

### Local Information

Within close proximity of many local amenities, including the many shops, restaurants and bars of Canary Wharf. The apartment is also located within 0.2 miles of South Quay DLR station, 0.2 miles of Crossharbour DLR station and London Arena and within 0.4 miles of Heron Quays DLR station. All distances are approximate.



### Tenure

Leasehold

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = B

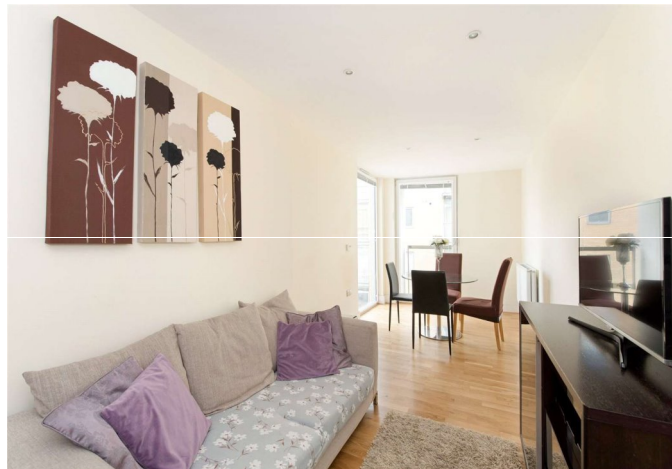
### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.







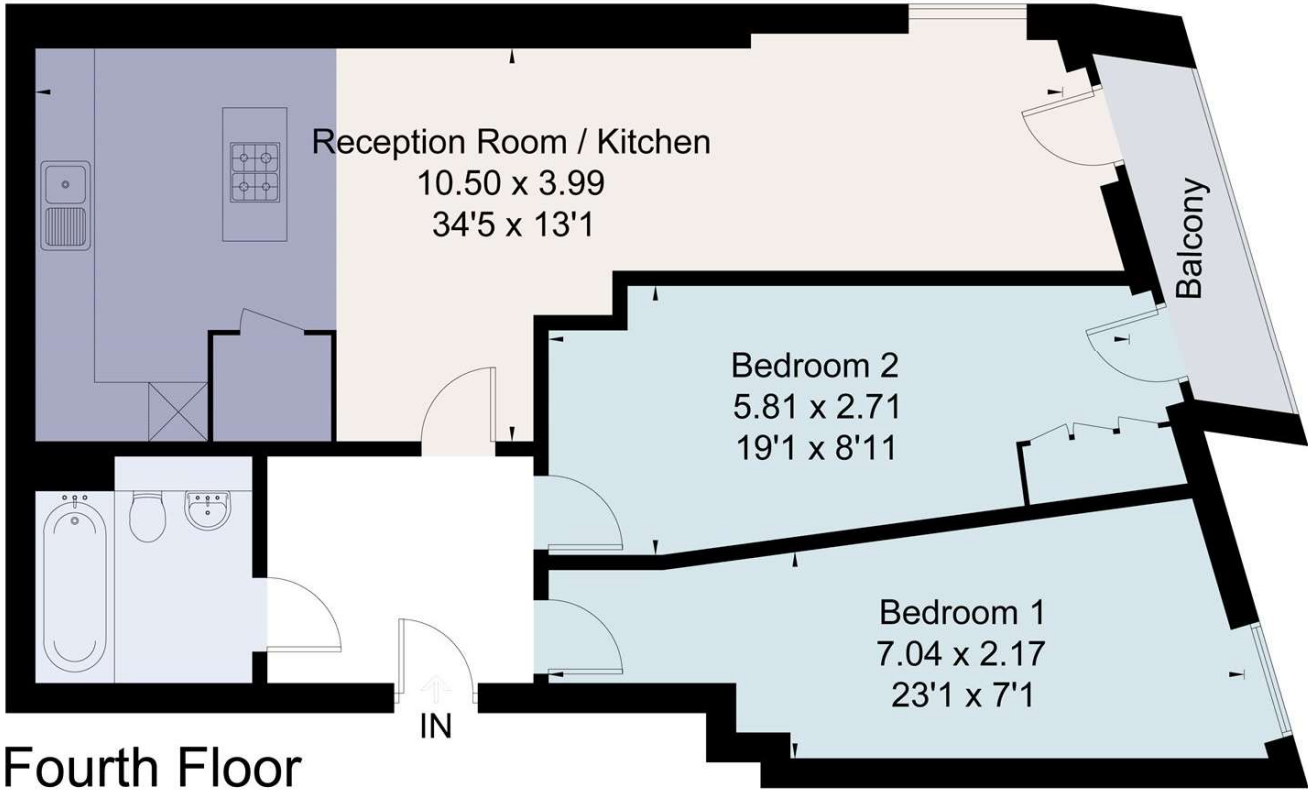


Denison House, 20 Lanterns Way, Canary Wharf, London, E14  
Gross Internal Area 844 sq ft, 78.4 m<sup>2</sup>

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Approximate Area = 78.4 sq m / 844 sq ft  
Balcony = 3.4 sq m / 37 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	86
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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