



A stunning duplex penthouse which offers substantial living accommodation and boasts sublime views across the River Thames and over the London skyline.

Wards Wharf Approach, Newham, London, E16

£1,275,000 Leasehold (978 years remaining)



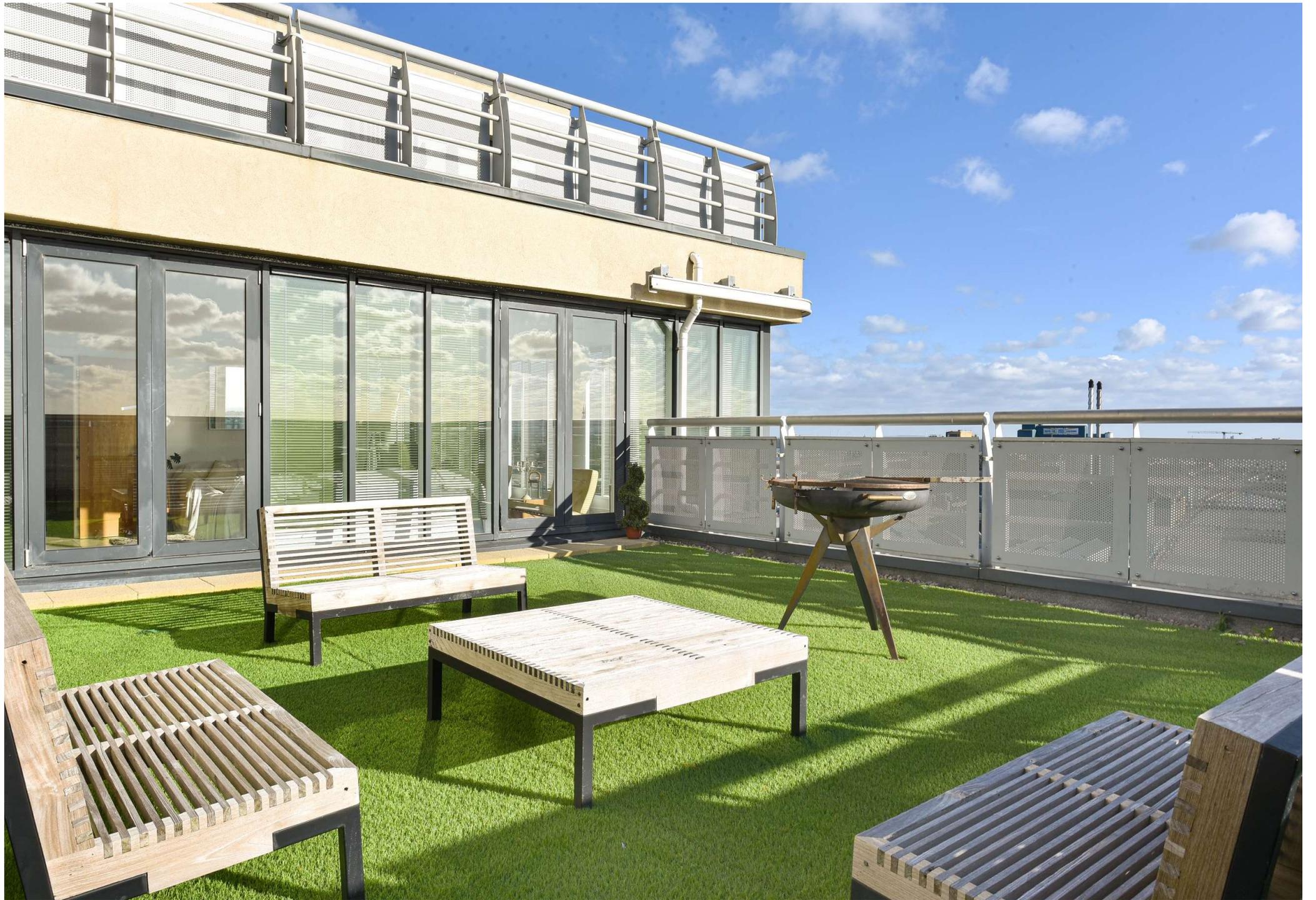
Amazing three bedroom duplex penthouse •
Incredibly large rooms – approximately 2835 sq
ft • Two Substantial private terraces, plus two
balconies. • Overlooking the River Thames •
Concierge / gym / parking x two

Description

Internal viewing is the only way to appreciate this superb three bedroom duplex penthouse which offers approximately 2835 sq ft of well-maintained living accommodation. The room proportions throughout are substantial and various features really set this apart from many penthouses you will find locally.

You are welcomed by a large entrance hallway, which really sets the tone for the size of the accommodation throughout. There is a superb open plan living area, which houses a high specification kitchen with a range of integral appliances, plus a breakfast bar area. The living area provides access on to a private balcony, in addition to an amazing private roof terrace which offers sublime views on to the River Thames and beyond. A feature spiral staircase leads to the upper floor, where double doors lead to magnificent principal bedroom suite, which boasts a huge luxury en suite, and again offering access on to a private balcony, and yet another private roof terrace, which is perfect for enjoying a glass of wine on a summers evening.





In addition, two further bedrooms are available which both have the benefit of fitted wardrobes, and en suites. The apartment also boasts amazing natural lighting, which is absorbed from various floor to ceiling windows throughout.

Residents will also benefit from access to a concierge, a fully equipped gymnasium and there are two secure parking spaces included.

Local Information

Wards Wharf approach is a securely gated development positioned on the banks of the River Thames. It is in easy reach of a number of shops, bars and restaurants, and is positioned just 0.3 miles from the DLR which offers swift connectivity into both Canary Wharf and Bank.

All times and distances are approximate.





Tenure

Leasehold (978 years remaining)

Local Authority

London Borough of Newham

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanying and are Strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.



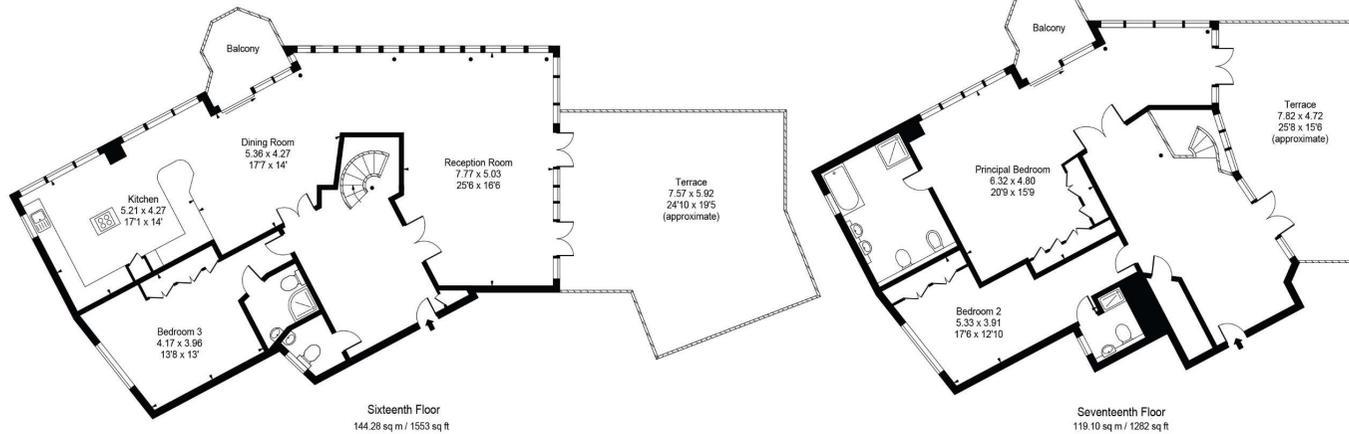


Wards Wharf Approach, Newham, London, E16
Gross Internal Area 2835 sq ft, 263.4 m²

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Tradewinds Tower, E16
 Gross Internal Area(Approx)
 Total = 263.38 Sq m / 2835 Sq ft



For Illustration Purposes Only - Not To Scale
 Floorplan by Humble Spy Photography Ltd.
 Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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