



A magnificent, ultra-high specification apartment, which offers incredible views over the Thames, and towards the Canary Wharf / City skyline. Residents will benefit from access.

Charrington Tower, 11 Biscayne Avenue, Canary Wharf, London, E14

Offers in excess of £900,000 Leasehold (Lease Expiry January 3010)



- Exceptional two bedroom apartment
- Incredible views
- Valet Parking
- First class facilities
- EWS1 Compliant

Description

Boasting the most desirable South / West aspect, is this stunning two bedroom apartment, which is positioned on the twentieth floor of this luxurious Ballymore Homes development. Internally, the apartment boasts 965 sq ft of exceptionally well presented living accommodation, large floor to ceiling windows, absorb masses of natural light, to give the unit a really nice bright and airy feel. The entrance hallway provides plenty of fitted storage, leading through into a stunning open plan living area with fully bespoke media wall, also consisting of a luxury fitted kitchen, with a range of high end appliances and a breakfast bar. Two double bedrooms boasts quality fitted wardrobes, with the principal boasting a marble en-suite, in addition to the family bathroom. Externally, there are two generous private balconies, making the perfect spot to enjoy a glass of wine on a summers evening, whilst appreciating the sunset across both the Canary Wharf and City skylines.

The developer, Ballymore, is known for high end finishes, and the quality of materials used, and overall craftsmanship throughout is first class, and really needs to be seen to be fully appreciated.

Residents will also benefit from access to a 24 hour concierge, on site security, a fully equipped state of the art gymnasium, plus a heated indoor pool complex with jacuzzi, sauna, steam room, spa area and a sky lounge. The apartment also has the added advantage of valet parking.

Local Information

Positioned ideally for both Blackwall and East India DLR stations offering access into the City within 20 minutes. Canary Wharf is close by offering an abundance of shops, bars and restaurants, access to the Jubilee Line, and with the addition of newly opened Elizabeth line, which provides swift connectivity throughout the Capital and beyond. All times and distances are approximate.

Tenure

Leasehold (Lease Expiry January 3010)

Local Authority

Tower Hamlets

Council Tax

Band = F

Ground Rent

£800 per annum

Service Charge

£9800 per annum (Covers leisure complex, valet parking, building maintenance, security, servicing of comfort cooling, window cleaning and parking. Reviewed annually.

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.



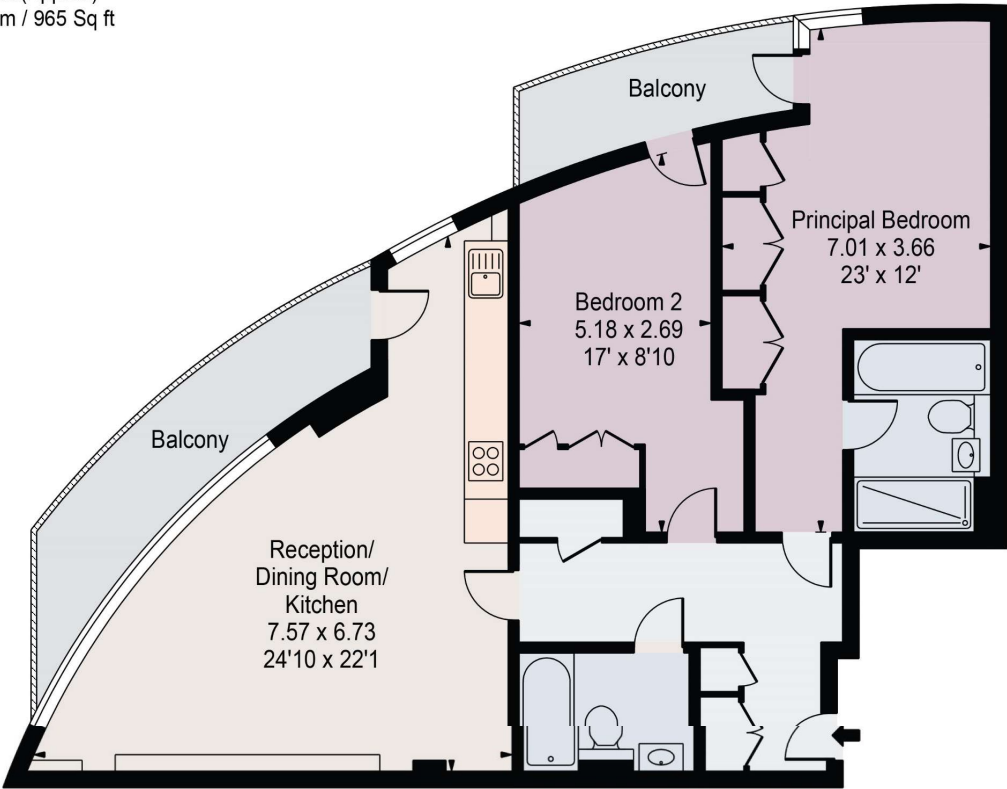


Charrington Tower, 11 Biscayne Avenue, Canary Wharf, London, E14
Gross Internal Area 965 sq ft, 89.7 m²

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Charrington Tower
Gross Internal Area(Approx)
Total = 89.65 Sq m / 965 Sq ft



Twentieth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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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