



A SUBSTANTIAL DUPLEX PENTHOUSE WHICH OFFERS IMPRESSIVE VIEWS OVER THE LONDON SKYLINE. THE PROPERTY IS POSITIONED IN A SECURE GATED DEVELOPMENT

LANGBOURNE PLACE, CANARY WHARF, LONDON, E14 3WW

Guide Price £1,150,000 - Leasehold



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Over 1,800 sq ft of living space • Two private balconies • Great condition internally • Secure parking • Three bathroom suites

2 Bedrooms • 3 Bathrooms • 1 Reception

- EPC Rating = D
- Council Tax = G

Description

Positioned in a secure gated development, is this incredibly spacious two bedroom penthouse which is arranged over two floors. Internally the apartment offers an extremely generous 1,820 sq ft of living space, and boasts an impressive triple aspect lounge / dining area, a large fitted kitchen with integrated appliances, plus three bathroom suites. Additionally there is wooden flooring throughout, a separate utility room, floor to ceiling windows, two private balconies and a secure parking space.

Local Information

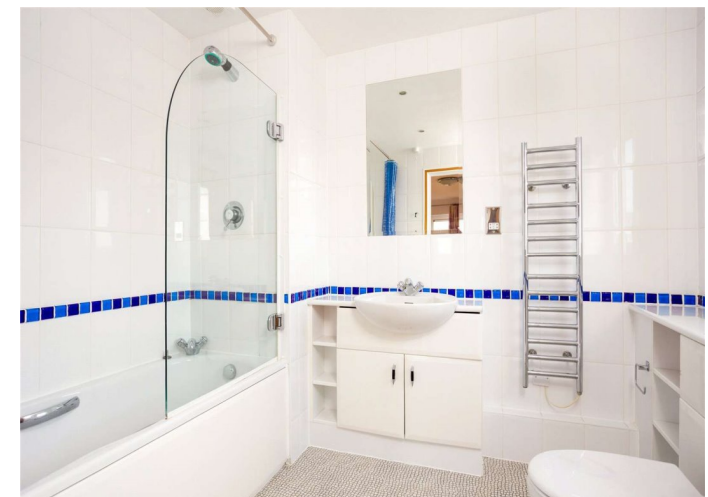
Langbourne Place is ideally located for a number of shops restaurants and bars, and is within easy reach of both Canary Wharf and The City, . Island Gardens DLR station is just moments away, which offers easy connections further into London.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

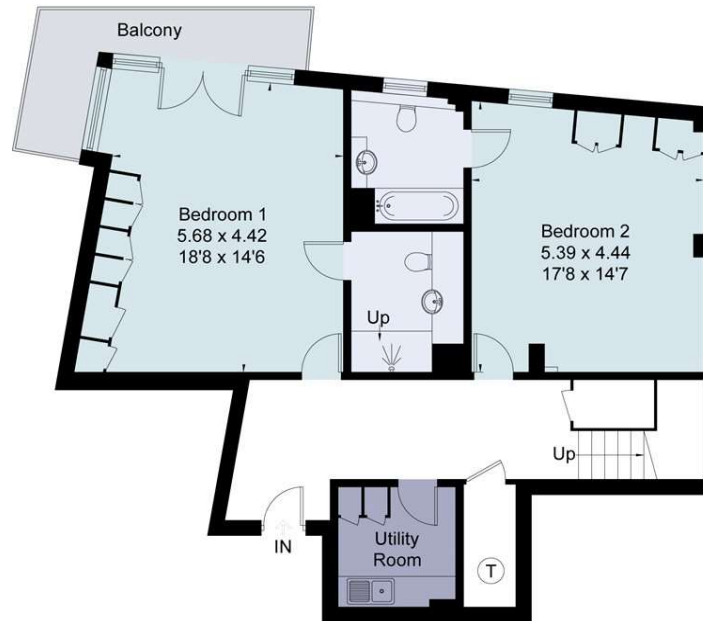
Viewing

Strictly by appointment with Savills.

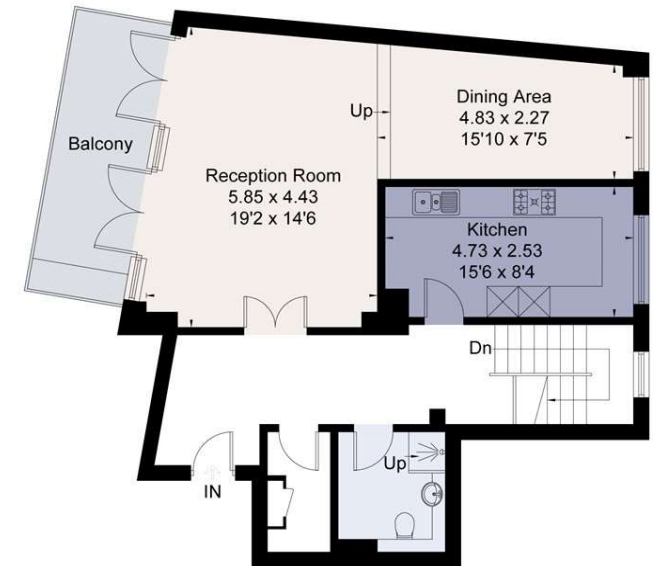




Approximate Area = 169.1 sq m / 1820 sq ft
Balconies Area = 17.9 sq m / 193 sq ft
For identification only. Not to scale.
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Fifth Floor



Sixth Floor

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC