



A MODERN APARTMENT BENEFITING FROM PARTIAL RIVER VIEWS IN NEW PROVIDENCE WHARF

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1 FAIRMONT AVENUE, CANARY WHARF, LONDON, E14 9PL

Guide Price £370,000 - Leasehold



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Balcony with partial river views towards the O2 Arena • Residents leisure facilities • On site security and 24 hour concierge facilities • Well maintained communal gardens • No onward chain

1 Bedroom • 1 Bathroom • 1 Reception

• EPC Rating = C

Description

A fantastic one bedroom apartment located on the third floor of the popular New Providence Wharf development, benefiting from a balcony which is accessed via the reception room offering partial river views towards the O2 Arena.

The development not only benefits from a high quality gymnasium, pool and spa facilities but is also within close proximity to Canary Wharf, and is minutes from Blackwall DLR station.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





New Providence Wharf, 1 Fairmont Avenue, Canary Wharf, E14

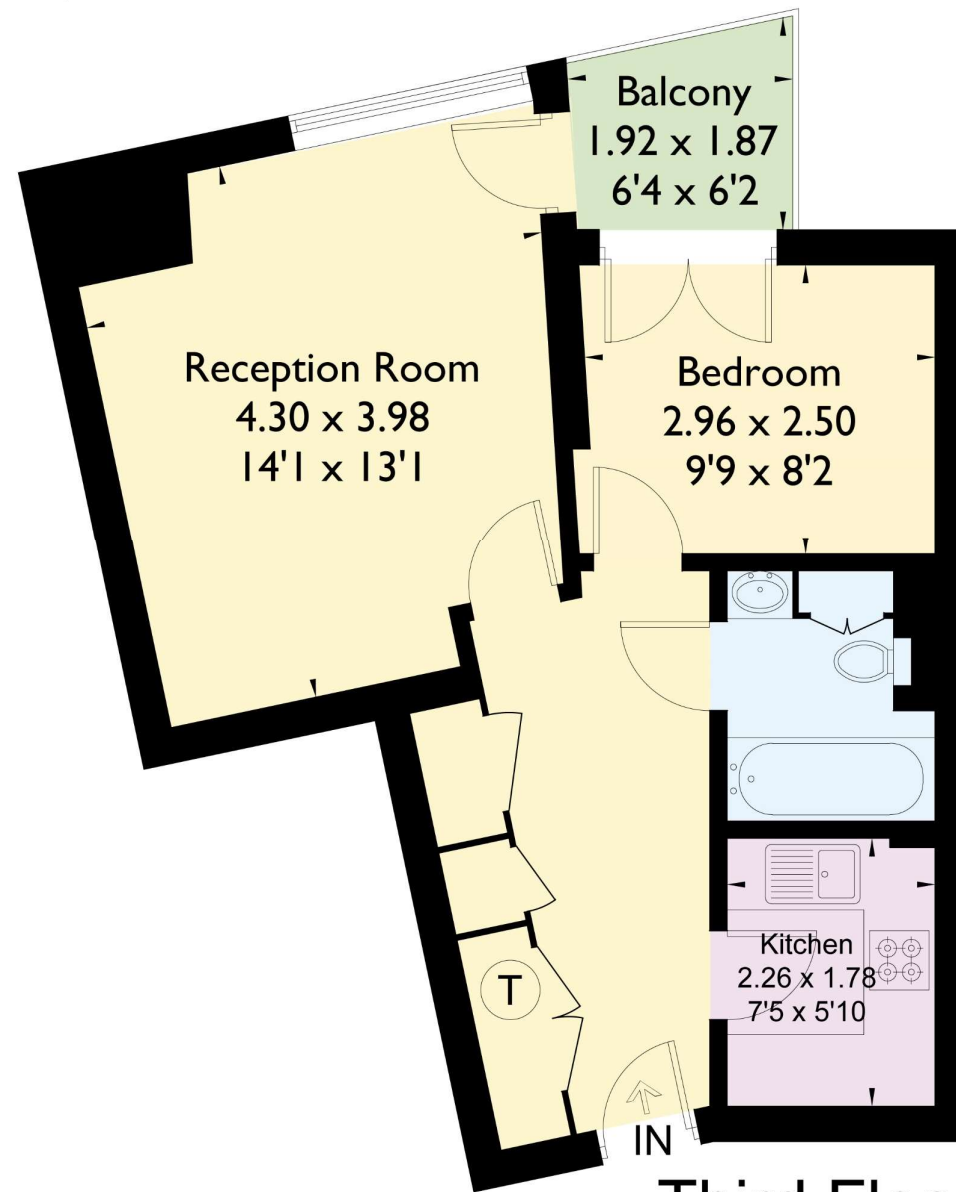
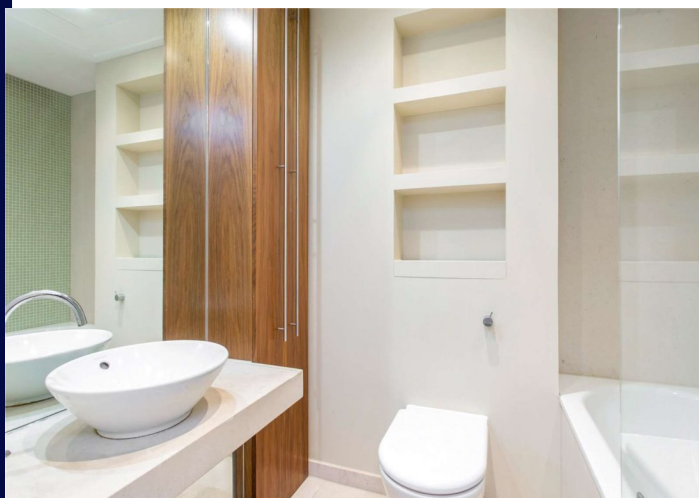
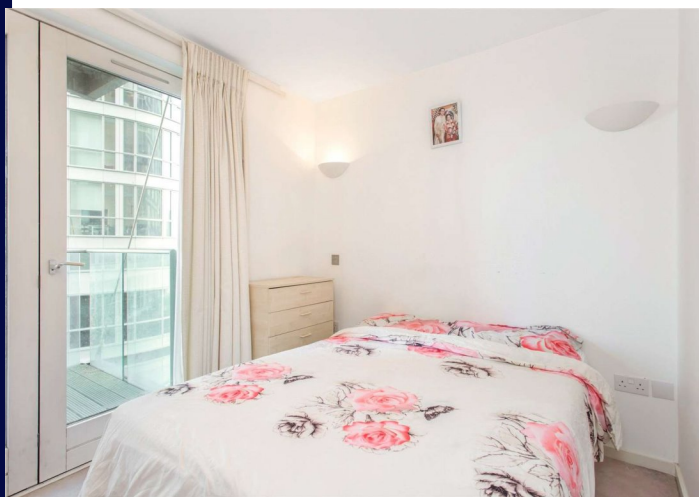
Gross Internal Area (approx)

53.5 sq m / 576 sq ft

Balcony = 2.9 sq m / 31 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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