



A larger than average luxury apartment which offers views overlooking the dock. Residents will also benefit from access to a range of first class facilities.

Baltimore Wharf, London, E14

£750,000 Leasehold (985 years remaining)



- Impressive two bedroom apartment
- Views overlooking the dock
- Two Private balconies
- First class facilities
- Spacious room proportions

Description

Positioned upon the 7th floor of this desirable Ballymore homes development is this stunning two bedroom apartment, which spans to approximately 944 sq ft internally. The apartment has been well maintained throughout and offers great natural lighting due to its west facing aspect, and large floor to ceiling windows. Internally there is an open plan living area, which comprises a high specification kitchen with a range of designer appliances, leading to a private balcony which offers views overlooking the dock and towards the Canary Wharf skyline.

Additionally, there are two generous bedrooms, both of which benefit from bespoke fitted wardrobes, with a an additional private balcony on the principal bedroom, plus there are two luxurious marble bathroom suites.

Residents will also benefit from access to a 24 hour concierge, a fully equipped state of the art gymnasium, plus a heated indoor pool.

The images in this brochure are for indicative purposes only.

Local Information

Baltimore Wharf is ideally located, and is within easy reach of both Canary Wharf and The City, as well as Greenwich to the south. Crossharbour DLR station is just moments away, offering excellent connections further into London. There are also a variety of shops restaurants and trendy bars located within close proximity.

All times and distances are approximate.

Tenure

Leasehold (985 years remaining)

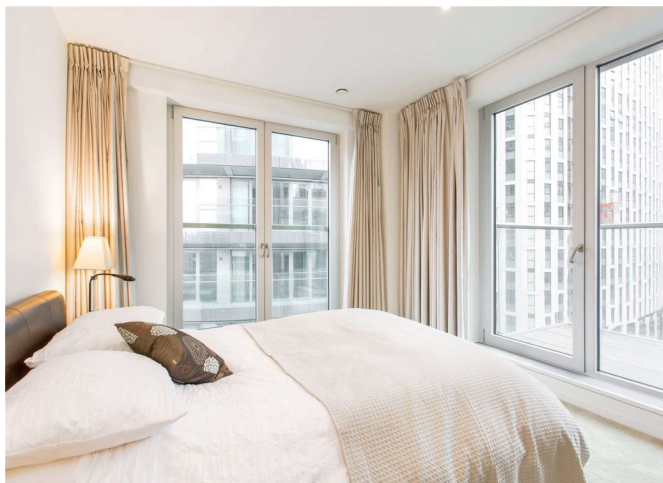
Energy Performance

EPC Rating = B

Viewing

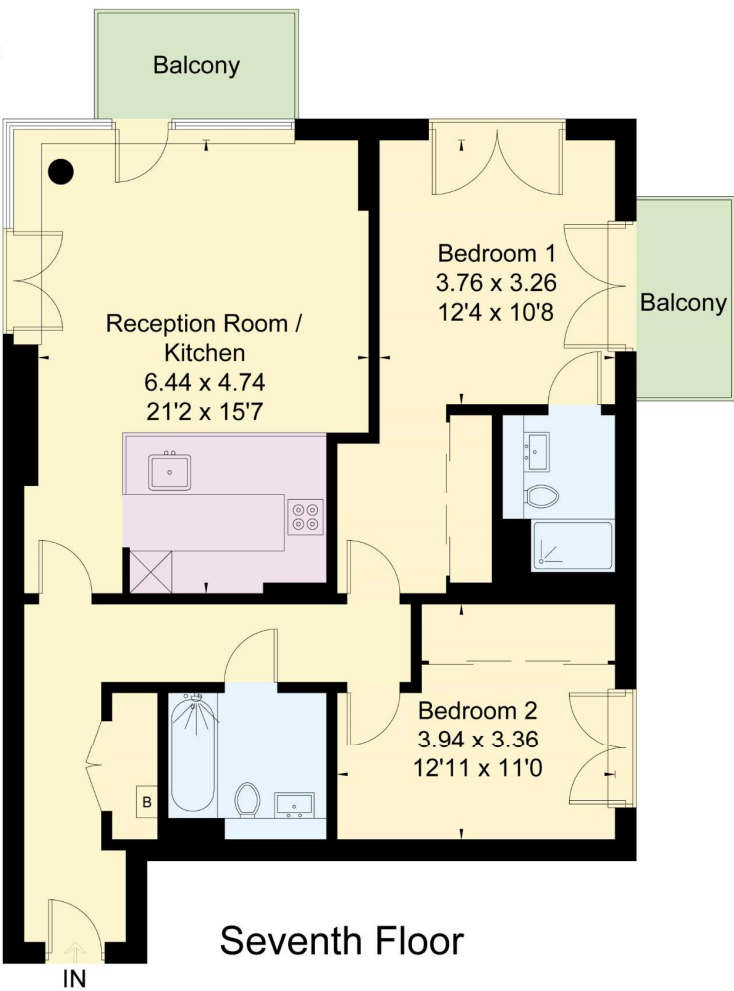
All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.


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Baltimore Wharf, E14
Gross Internal Area (approx) = 87.7 sq m / 944 sq ft
Balcony Areas = 8 sq m / 86 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	83	83
(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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