



FABULOUS 15TH FLOOR MODERN APARTMENT BENEFITING FROM VIEWS OF THE RIVER THAMES, 24 HOUR CONCIERGE, SWIMMING POOL AND GYM FACILITIES

NEW PROVIDENCE WHARF, 1 FAIRMONT AVENUE, CANARY WHARF, LONDON, E14 9PW

Guide Price £415,000 - Leasehold



FABULOUS 15TH FLOOR MODERN APARTMENT BENEFITING FROM VIEWS OF THE RIVER THAMES

NEW PROVIDENCE WHARF

1 FAIRMONT AVENUE, E14 9PW

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Balcony with view of the River Thames • 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 = D
- Council Tax = E

Description

Offering views of the River Thames this 15th floor, one bedroom apartment makes for an excellent purchase for a first time buyer, as a pied-à-terre or as an investment property. The apartment spans 525 sq ft and is set in one of the most desirable developments New Providence Wharf.

The accommodation comprises reception room with balcony with river views, separate stylish modern kitchen, bedroom with double doors on to the balcony and bathroom.

Local Information

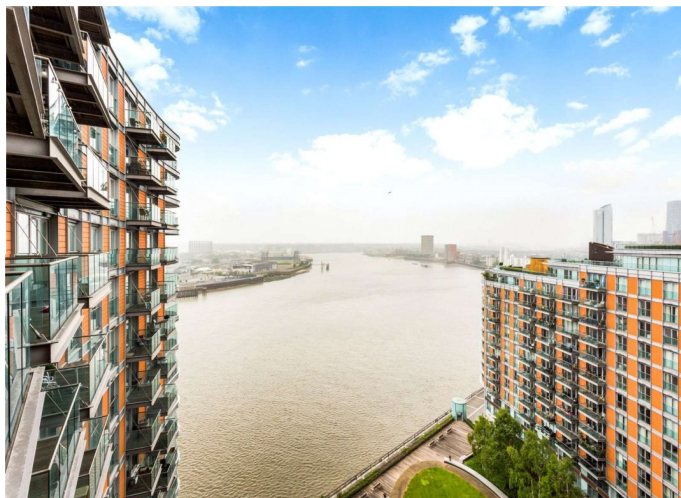
The New Providence Wharf development offers a fantastic array of facilities including a 24 hour concierge, Leisure facilities include gymnasium, swimming pool and spa. Situated within close proximity to Blackwall DLR station and Canary Wharf.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



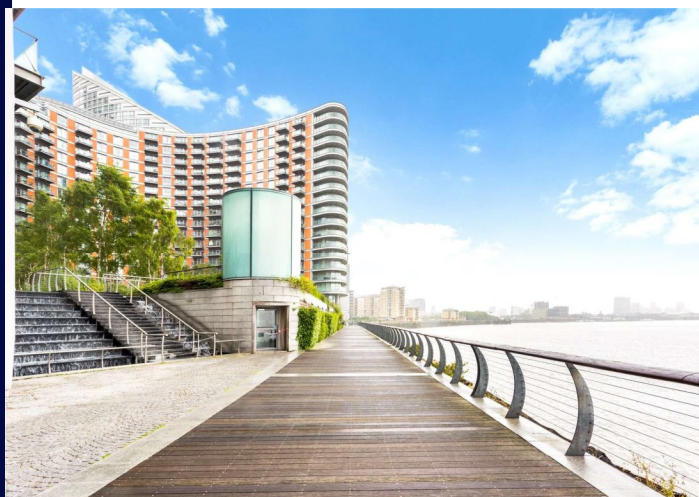
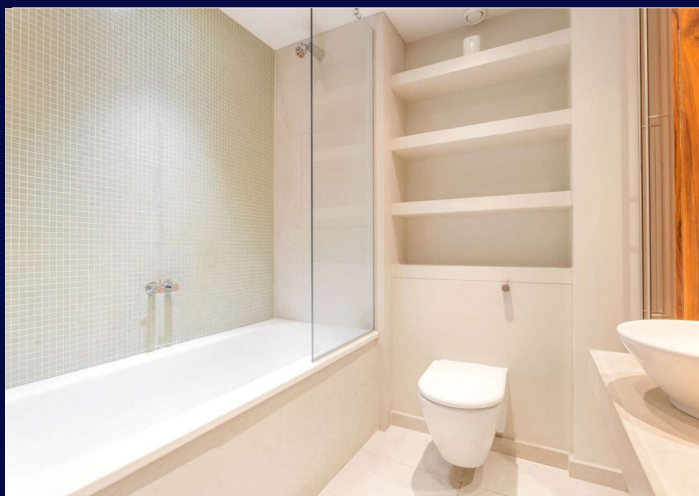


Approximate Area = 48.8 sq m / 525 sq ft
Terrace = 4.2 sq m / 45 sq ft
For identification only. Not to scale.
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Fifteenth Floor

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	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC