



Benefiting from the rare advantage of secure underground parking is this impressive eighth floor studio suite in this desirable Ballymore development.

Baltimore Wharf, London, E14

£380,000 Leasehold (985 years remaining)



- Impressive studio suite
- High spec Ballymore homes development
- Secure parking
- 24 hour concierge
- State of the art gymnasium

Description

Positioned upon the eighth floor of this iconic Ballymore homes development is this superb studio suite, which has been well presented throughout. The apartment boasts a high specification kitchen with integral appliances, a marble shower room, separate sleeping area, plus there is a private balcony and plenty of fitted storage space. An added plus is that the bed also cleverly folds away, and a desk is revealed, which is ideal for those working from home.

Any prospective buyer will also benefit from access to a 24 hour on site concierge, membership of the exclusive Nuffield Club Baltimore gymnasium with its impressive range of exercise classes, one of the longest residential pools in London, a sauna, steam room, two floors of gym equipment and access to on-site physiotherapy and personal training.

The development is certified EWS1 fire safety compliant.

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, which offers easy 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)

Local Authority

Tower Hamlets

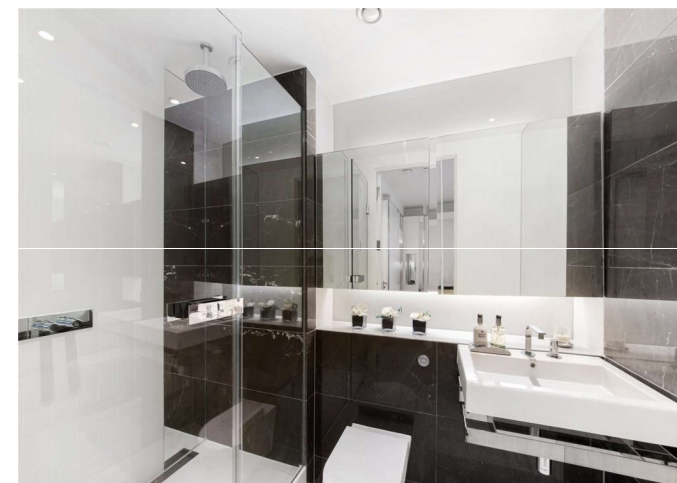
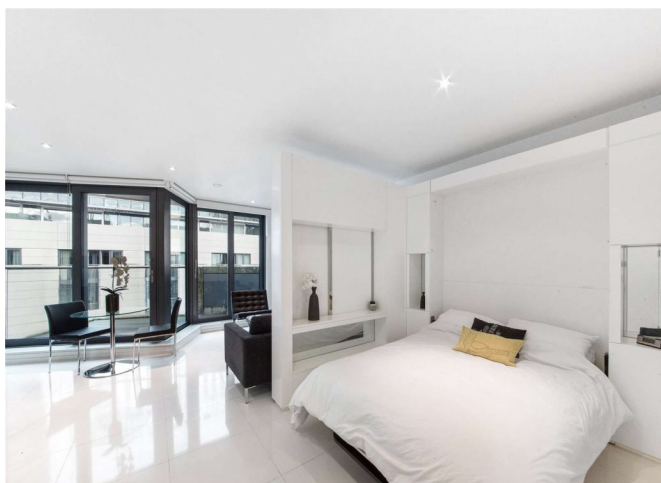
Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 20 7531 2530.



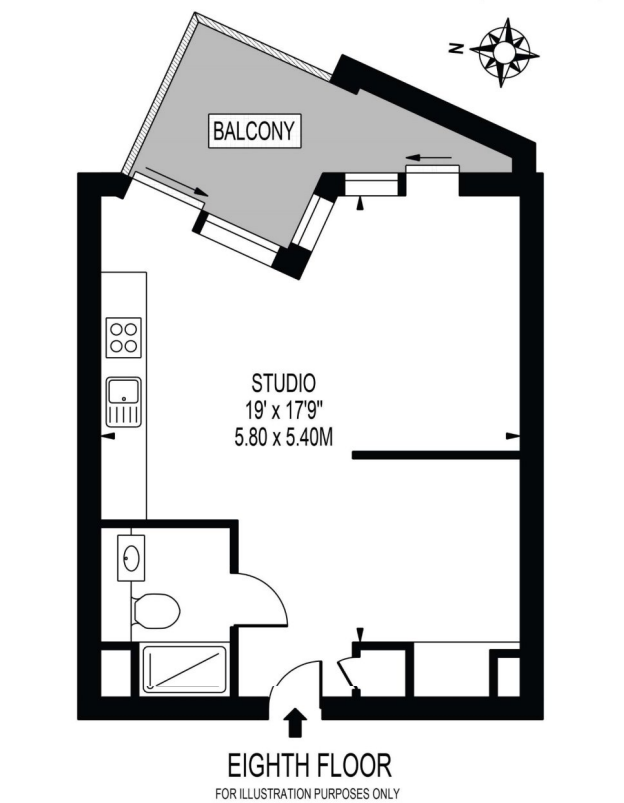


Baltimore Wharf, London, E14
Gross Internal Area 384 sq ft, 35.7 m²


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BALTIMORE WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA: 384 SQ FT - 35.67 SQ M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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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