



A magnificent duplex penthouse which offers approximately 1234 sq ft of living space, further benefiting from a substantial private roof terrace.

**Moro Apartments, 22 New Festival Avenue, Poplar, London, E14**

Offers in Excess of £680,000 Leasehold (239 years remaining)





- Stunning duplex penthouse
- Substantial private roof terrace with amazing views
- Excellent decorative order
- Concierge
- Gym and parking

### Description

This stunning two bedroom penthouse offers exceptional living accommodation spread across the top two floors of this impressive modern development. Spanning approximately 1,234 sq ft, this pristine apartment benefits from masses of natural light, which is primarily absorbed via the floor to ceiling windows.

Internally, you are met with masses of natural light, absorbed by the large floor to ceiling windows. The entry level offers an exceptional open plan living space, which comprises of a high specification kitchen with designer appliances, granite work surfaces and a breakfast bar, plus there is a separate WC. There is direct access out to a substantial private roof terrace which boasts amazing views over the London skyline, making it the perfect space to enjoy some al fresco dining of a summers evening. The upper floor comprises of two generous bedrooms both of which benefit from fitted wardrobes, plus there are two quality bathroom suites on offer.

All residents will benefit from access to a 24 hour concierge service and a fully equipped gymnasium, plus there is also secure underground parking included.

### Local Information

Just 0.4 miles from Westferry DLR, both Bank and Canary Wharf can be reached in less than 15 minutes. There are also a large variety of shops, trendy bars and restaurants positioned on the Canary Wharf estate which is within close proximity.

All times and distances are approximate.

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### Tenure

Leasehold (239 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = B

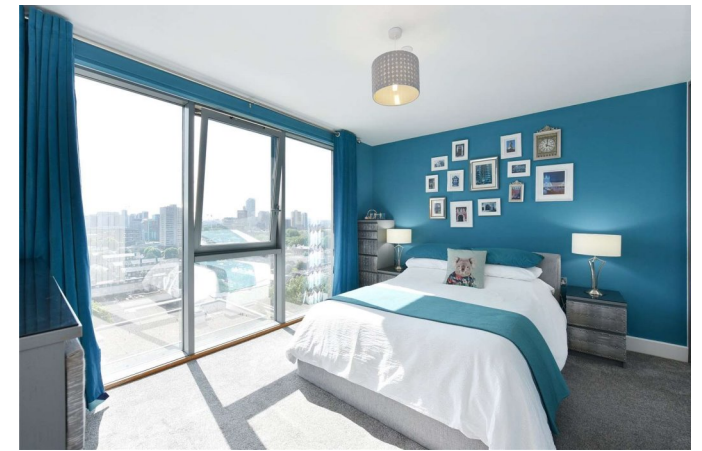
### Viewing

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

Telephone: +44 (0) 20 7531 2530.





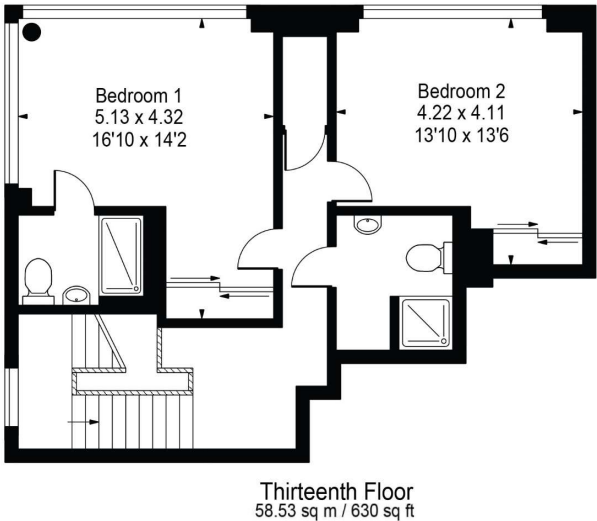
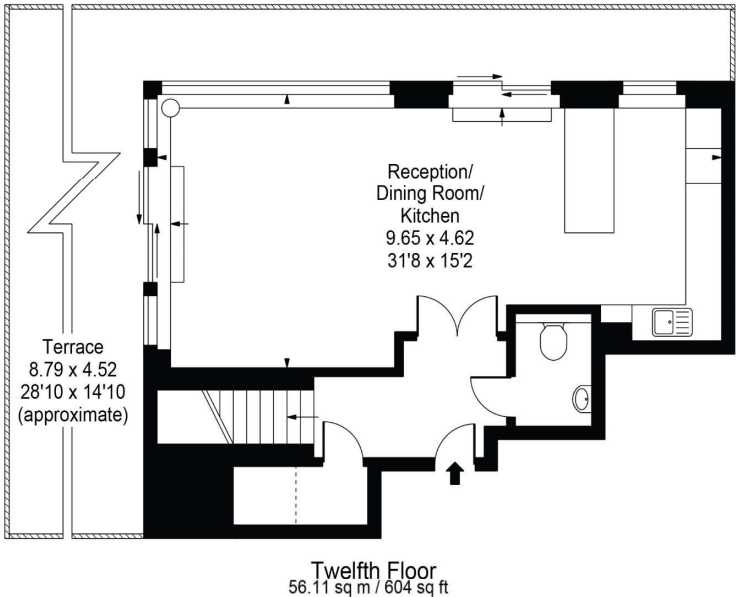


Moro Apartments, 22 New Festival Avenue, Poplar, London, E14  
Gross Internal Area 1234 sq ft, 114.6 m²

Antony Cherriman  
Canary Wharf  
+44 (0) 20 7531 2530  
antony.cherriman@savills.com

onTheMarket.com | savills | savills.co.uk

Moro Apartments, E14  
Gross Internal Area(Approx)  
Total = 114.64 Sq m / 1234 Sq ft



For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

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