



Without question, one of the best apartments we have seen locally this year, boasting in excess of 800 sq ft of living space.

**Ability Place, 37 Millharbour, Canary Wharf, London, E14**

Guide Price £500,000 Leasehold (Lease Expiry January 2134)



- Exceptional one bedroom apartment
- Incredibly large room proportions
- Secure underground parking
- EWS1 Compliant
- Concierge / gym / spa

#### Description

Positioned upon the eighth floor of this highly desirable development is this exceptional one bedroom apartment. Internally the apartment offers approximately 804 sq ft of well-presented living accommodation. You are greeted by a generous entrance hallway, providing fitted storage, which then leads directly into a vast open plan living area which spans to 30 x 14 ft, and incorporates a quality fitted kitchen featuring a range of high end appliances.

Additionally, there is a large bedroom, 2 impressive bathroom suites, a private balcony and secure underground parking. All residents will benefit from access to a 24 hour concierge service, a large fully equipped gymnasium plus a heated whirlpool and sauna.

#### Local Information

Just 0.3 miles from South Quay DLR, both Bank and Stratford can be reached within 20 minutes, plus the newly opened Elizabeth line further aids connectivity throughout the capital and beyond. 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 (Lease Expiry January 2134)

#### Local Authority

Tower Hamlets

#### Council Tax

Band = D

#### Ground Rent

£700 per annum

#### Service Charge

£4840 per annum

#### 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.







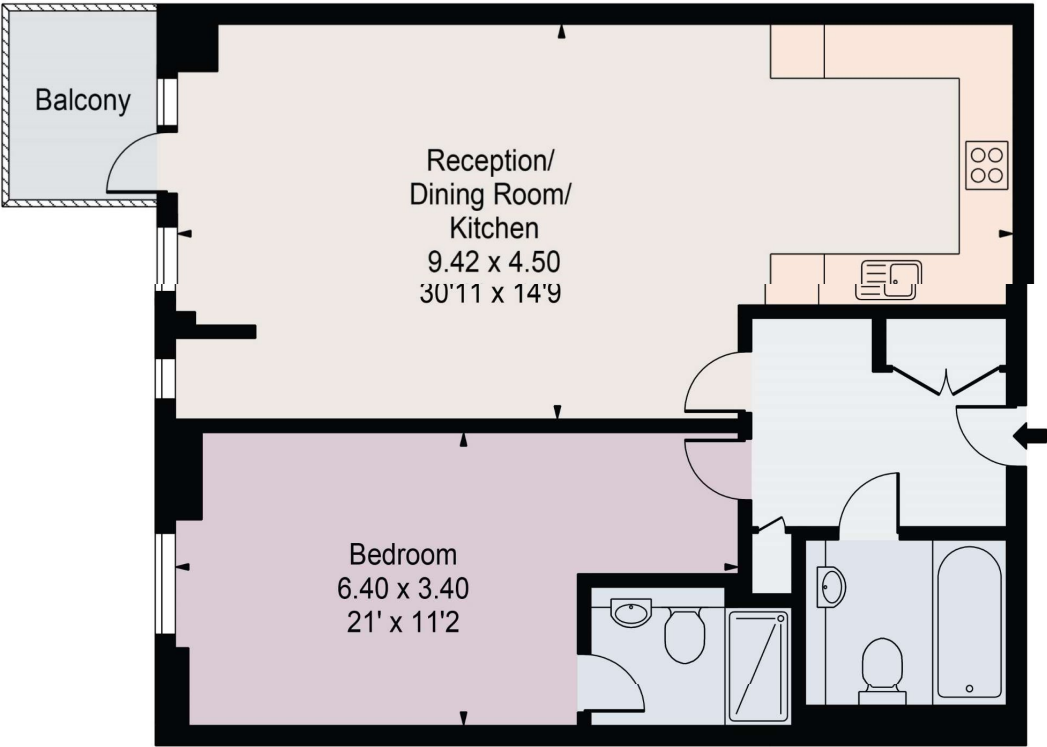


Ability Place, 37 Millharbour, Canary Wharf, London, E14  
Gross Internal Area 804 sq ft, 74.7 m<sup>2</sup>

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Ability Place  
Gross Internal Area(Approx)  
Total = 74.69 Sq m / 804 Sq ft



Eighth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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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