



A luxurious riverside apartment which has been well-maintained through. Residents will benefit from access to a range of on-site facilities.

New Providence Wharf, 1 Fairmont Avenue, Canary Wharf, London, E14

Guide Price £625,000 Leasehold (Lease Expiry January 3001)



- Luxury waterfront apartment
- Spacious and well presented accommodation
- Secure underground parking
- Concierge
- Gym and pool

Description

Positioned on the fifth floor of this desirable riverside development, is this superb dual aspect two bedroom apartment, which offer approximately 936 sq ft of well-presented living accommodation. Internally there is an incredibly spacious living area, in addition to a quality fitted kitchen with a range of integral appliances and granite work surfaces. Additionally, there two double bedrooms which both benefit from quality fitted wardrobes, and the principal boasts a luxurious en-suite, plus there is a separate bathroom. Externally, the generous private balcony offers sublime views across the Thames and towards the O2 Dome.

Residents will also benefit from access to a 24 hour concierge, on site security, a fully equipped state of the art gymnasium, plus a heated indoor pool complex. This apartment also has the added advantage of secure underground parking.

Local Information

Positioned ideally for both Blackwall and East India DLR stations offering access into the City within 20 minutes. Canary Wharf is also close by and offers an abundance of shops, bars and restaurants, with the both the Jubilee and Elizabeth line offering swift connectivity throughout the capital and beyond.

All times and distances are approximate.

Agents Note: The images in this brochure are for indicative purposes only and were taken in 2018.

Tenure

Leasehold (Lease Expiry January 3001)

Local Authority

Tower Hamlets

Council Tax

Band = F

Ground Rent

£350 per annum

Service Charge

£8,000 per annum

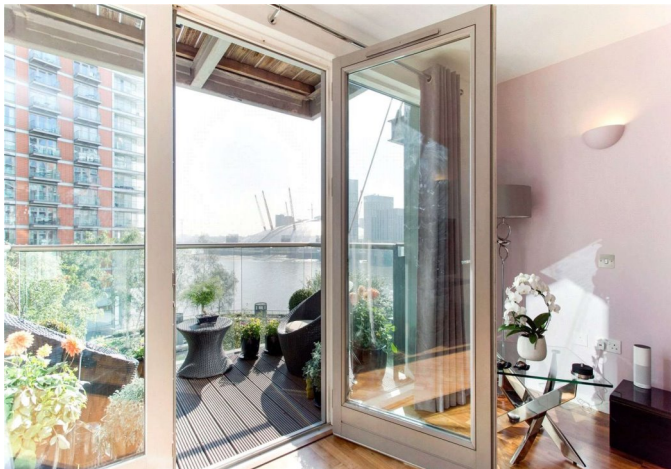
Energy Performance

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.



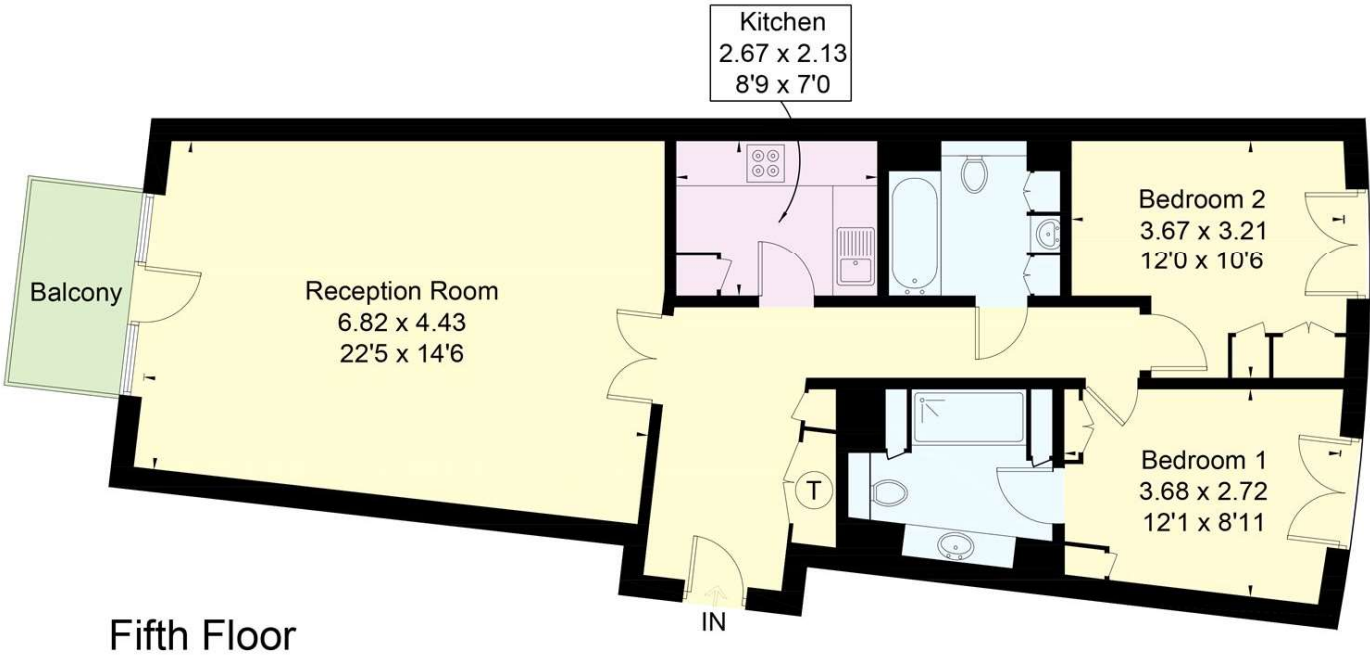


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Gross Internal Area 936 sq ft, 87 m²

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



Fairmont Avenue, Canary Wharf, E14
Gross Internal Area (approx) = 87 sq m / 936 sq ft
Balcony Area = 4.1 sq m / 44 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		
(69-80) C	76	77
(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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