



An outstanding two bedroom duplex penthouse, which offers sublime dual aspect views of both Canary Wharf and the City skylines.

Naxos Building, 4 Hutchings Street, Canary Wharf, London, E14

Offers in excess of £1,100,000 Leasehold (Lease Expiry January 3001)





Stunning two bedroom penthouse • Amazing dual aspect views • Tastefully upgraded interior • Secure parking • Concierge / gym / spa

Description

Positioned upon the tenth floor of this highly desirable riverside development is this exceptional two bedroom penthouse, which boasts 1626 sq ft of bright and airy living space, set across two floors. Internally the current owners have extensively refurbished the property, tastefully upgrading various aspects to the interior, creating this really special home, which needs to be viewed, to be appreciated.

The sizeable entrance hallway leads into a superb principal bedroom, featuring a walk in wardrobe, and a luxurious four piece en suite. The second double bedroom also features enjoys an en suite shower room. Stairs lead up to the first floor landing, which benefits from a sperate w.c., then flowing directly into a stunning living area, of considerable size and scale, really creating the wow factor. There is also a fantastic kitchen / breakfast room, which boasts a range of designer appliances, and stainless steel work surfaces.

The views on offer are truly exceptional, with the apartment benefitting from a south facing aspect to the river, one side looks over the Canary Wharf skyline, which is even more picturesque of an evening, and the other side providing views down the River Thames, and on towards some of the City's most iconic buildings, such as the Shard. Both floors feature wrap around balconies, making the perfect spot for a glass of wine in the evening.



Furthermore, there is underfloor heating, air conditioning, lots of fitted storage space and large floor to ceiling windows, which absorb masses of natural light, and really help enhance the outlook from all key rooms. Residents will also benefit from secure gated entry, a 24 hour concierge, allocated parking, plus a resident's gym and spa.

Local Information

Naxos Building is located within close proximity of Canary Wharf providing access to a wide range of shops, bars and restaurants. Canary Wharf Jubilee Line is positioned within just 0.6m and Heron Quay DLR 0.4m, both of which offer excellent connections throughout London. The newly opened Elizabeth line further enhances swift connectivity throughout the Capital and beyond, including Heathrow airport, being accessible in just 45 minutes. There is a bus stop just outside of the development with routes into Canary Wharf, plus the riverboat services are also just a short distance away.

All times and distances are approximate.

Tenure

Leasehold (Lease Expiry January 3001)

Local Authority

Tower Hamlets

Council Tax

Band = F

Ground Rent

£1540 per annum

Service Charge

£13000 per annum

Energy Performance

EPC Rating = E

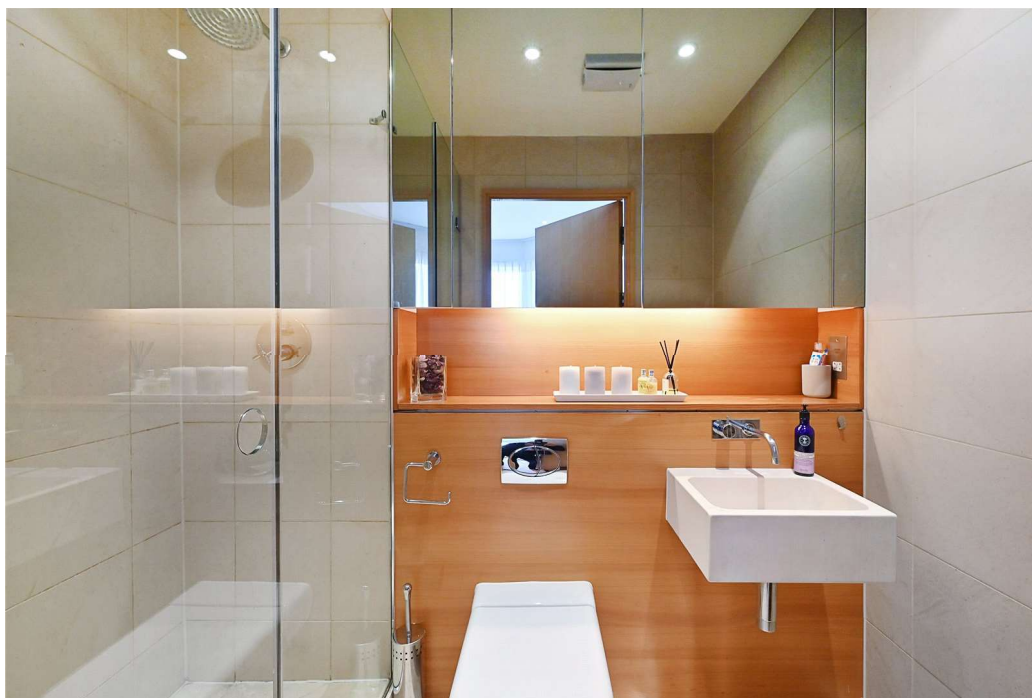
Viewing

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 1629 sq ft, 151.3 m²

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Naxos Building
Gross Internal Area(Approx)
Total = 151.34 Sq m / 1629 Sq ft



Tenth Floor
57.7 sq m / 621 sq ft
Eleventh Floor
93.6 sq m / 1008 sq ft
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		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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