



A stunning waterfront penthouse which offers in excess of 1,900 sq ft of exceptional living accommodation arranged across two floors, also boasting a significant private roof terrace.

41 Millharbour, Canary Wharf, London, E14

Guide Price £1,300,000 Leasehold (Lease Expiry January 3002)

savills

- Stunning duplex penthouse
- Huge private roof terrace
- Amazing specification
- Secure parking
- No onward chain

Description

Without question, one of the most impressive penthouses we are likely to see come to the market in Canary Wharf this year. This outstanding home offers approximately 1,939 sq ft on well presented living accommodation, set across two floors, whilst boasting an incredibly stylish interior and plenty of all round wow factor, which needs to be seen to be fully appreciated.

Upon entry, there is access to a separate w.c. and a utility room, before flowing effortlessly into the spectacular open plan living area, which is of significant size and scale, and is flooded with natural light. It also encompasses a stylish fitted kitchen, housing a range of designer appliances, and features granite worksurfaces. There is also a sizeable study space from leads off from the living area, which offers the potential to be a third bedroom. A feature spiral staircase leads downstairs, providing access into the exceptional principal suite, boasting a luxury fitted walk in wardrobe, and vast four piece en suite with a large sunken bath, double width shower with seating and a steam room. The second bedroom features a semi-circular glass viewing bay, and an en suite shower room.

Externally, there is a substantial 30 ft private roof terrace with views overlooking Millwall dock. This makes for the perfect spot to entertain friends and family over a few drinks on a summers evening and further benefits from a hot tub. There is also an additional balcony off of the principal bedroom.

Residents will also benefit from secure fob entry, a concierge, lifts to all floors, and secure underground parking.

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

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.

Tenure

Leasehold (Lease Expiry January 3002)

Local Authority

Tower Hamlets

Council Tax

Band = H

Ground Rent

£100 per annum

Service Charge

£10,000 per annum

Energy Performance

EPC Rating = C

Viewing

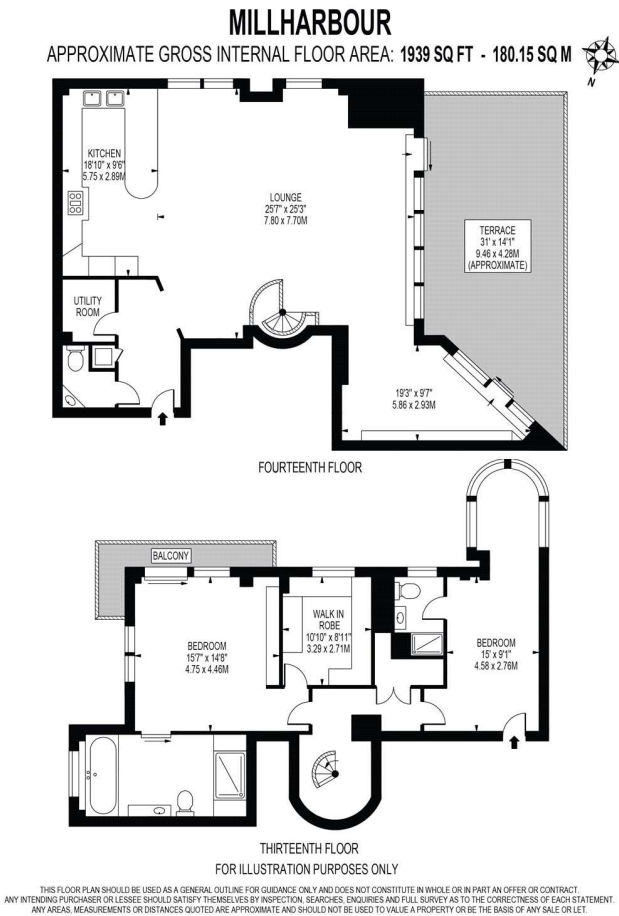
All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.
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41 Millharbour, Canary Wharf, London, E14
Gross Internal Area 1939 sq ft, 180.1 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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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