



**Baltimore Wharf, E14 9EQ**  
**Guide Price £314,950**

**coopers**  
OF LONDON EST. 1986

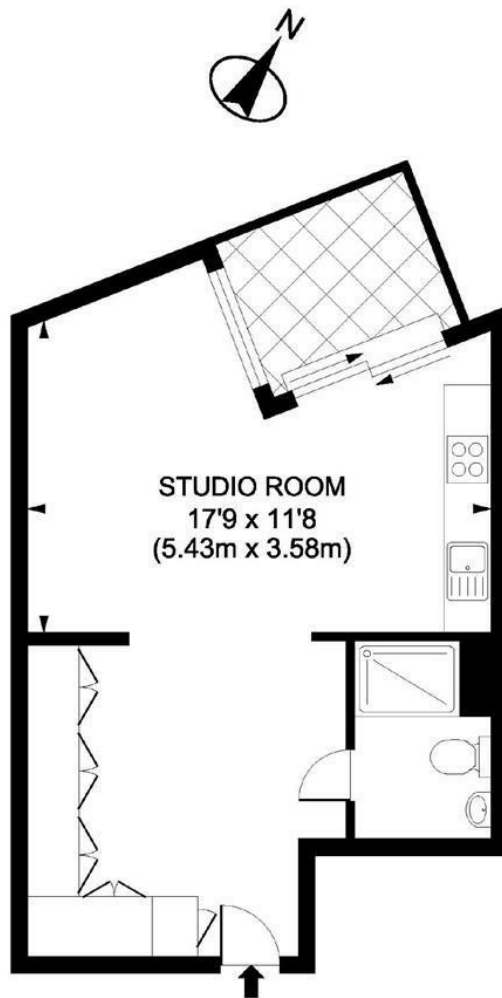
## Baltimore Wharf, E14

- Bright studio apartment
- 24 hour concierge
- Communal leisure facilities
- Separate Sleeping area
- Private balcony
- Stylish interior
- Contemporary fittings
- Next to Crossharbour DLR
- Near Canary Wharf

Situated on the seventh floor of this luxury development is this spacious studio apartment. Benefits include 24 hour concierge, communal leisure facilities including swimming pool and gymnasium and benefits from a private balcony. Baltimore Wharf is conveniently located by Crossharbour DLR and is within walking distance to the business centre in Canary Wharf.







## SEVENTH FLOOR

Baltimore Wharf, London, E14 9FG  
Gross internal area 387 sq ft/36 sq metres

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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