



## 706 10 PARK DRIVE LONDON, E14 9GD

£3,200 PCM

This stunning 7th floor, dock facing ,one bedroom apartment measures a huge 678 SQ FT of internal space and comes fully furnished and is situated within the brand new 10 Park Drive on the Wood Wharf estate. With a huge open plan living area, kitchen finished in a light oak with built-in Siemens appliances and a built-in wine cooler. The bathroom comes complete with large porcelain tiling, frameless glass shower screen, ceiling mounted shower and underfloor heating. The development is located in an area with an abundance of shops, cafes and restaurants.

10 Park drive benefits from 24hr Concierge and residents will have access to a 40,000 sq.ft health and fitness club offering state of art facilities including Gymnasium, Swimming pool, Jacuzzi, Sauna and Steam room. In addition to this the development benefits from a Private Residents Club and terrace offering stunning views towards the City and the Thames giving residents the perfect setting for high end living.

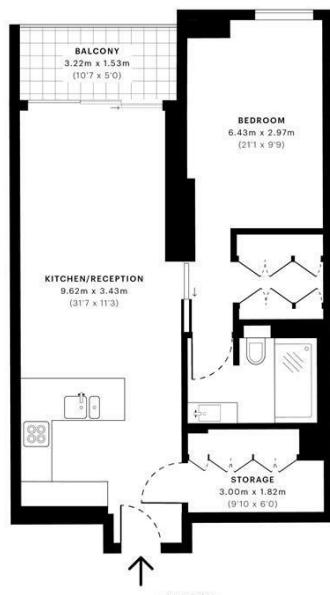
**DouglasPryce**

Park Drive, E14

CAPTURE DATE 17/09/2020 LASER SCAN POINTS 24,884,303

GROSS INTERNAL AREA

63.06 sqm / 678.77 sqft



GROSS INTERNAL AREA (GIA)  
The floor area of the property  
63.06 sqm / 678.77 sqft

NET INTERNAL AREA (NIA)  
The floor area of the property including shared areas such as stairs, landings and shared roof spaces, where applicable  
59.83 sqm / 643.32 sqft

EXTERNAL STRUCTURAL FEATURES  
External structural features such as walls, windows, doors, etc.  
4.95 sqm / 53.28 sqft

REFLECTED HEAT HEIGHT  
The height of the property above the level of the ground floor, including external features such as external walls, windows, doors, etc.  
8.11 0.00 sqm / 0.00 sqft



Spec' Verified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Please note that these floor plans are a guide only and are not a substitute for a formal area calculation.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scans.

IPMS 3E RESIDENTIAL: 69.27 sqm / 734.85 sqft  
IPMS 3C RESIDENTIAL: 64.56 sqm / 694.92 sqft  
SPEC ID: 5f02e47480c75789db32e30d



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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