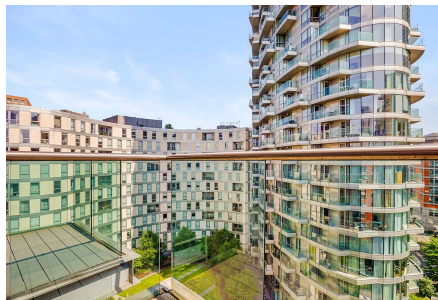


## Biscayne Avenue, Canary Wharf, E14

Guide Price £350,000

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PLEASE QUOTE MR0560 - Stylish one bedroom penthouse apartment (500 Sq.Ft) flat with two private balconies, situated in the sought after New Providence Wharf riverside development, in a prime position, moments from Canary Wharf and excellent transport links to The City.

The property offers bright, well planned accommodation on the top floor of this fantastic modern development, as well as access to exceptional on-site amenities including 24 hour concierge, lift service, gym, steam room and swimming pool, beautiful communal gardens, boxing arena, athletic club, and an array of on-site shops and restaurants. The property further features a

stylish open plan reception/kitchen with integrated appliances, floor-to-ceiling windows, modern bathroom, electric heating, quality floor coverings and neutral décor.

Accommodation comprises entrance hall with inbuilt storage, leading into the bright and spacious, open plan dual aspect reception/kitchen with direct access onto a delightful enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedrooms with access to a further balcony, plus a stylish bathroom with white three piece suite and elegant tiling.

The property is very enviably located within just a short distance of the Canary Wharf business district as well as an array of fashionable shops, bars, cafes and restaurants. Canary Wharf (underground) and Blackwall station (for DLR) are also close-by providing excellent cross-London links, as well as numerous regular bus routes connecting the surrounding area. The River Thames Path is also close-by running along the banks of the river with fantastic waterfront views.

Viewings are highly recommended.

Lease Term: Circa 975 years remaining.

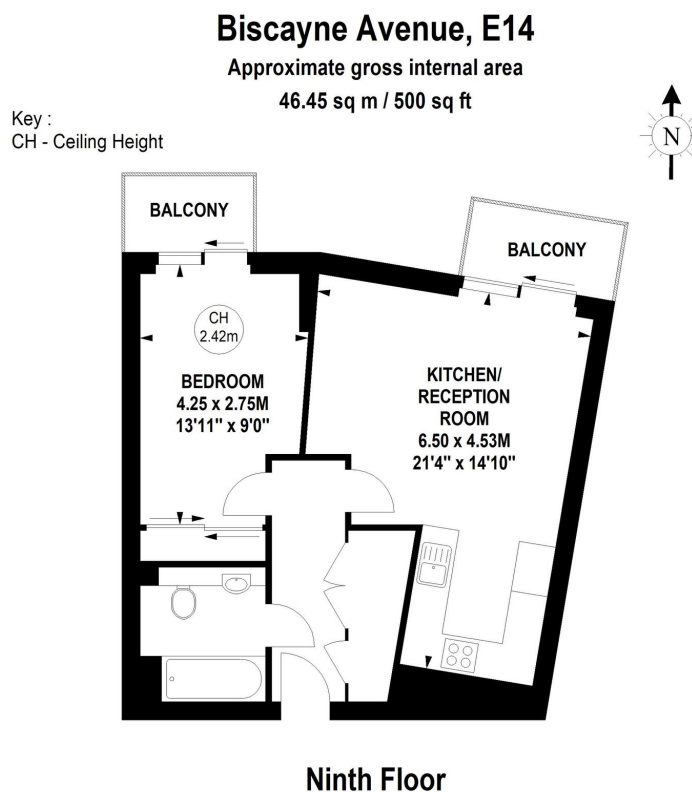
Service Charge: Circa £4,800 per annum.

Ground Rent: £125 per annum.

All prospective purchasers are advised to make their own enquiries via a solicitor.

## Key Features

- PLEASE QUOTE MR0560
- Desirable New Providence Wharf Riverside Development
- Modern Design and Contemporary Finish
- 24 Hour Concierge and Lift Service
- On-Site Shops, Bars and Restaurants
- Stylish One Bedroom Penthouse Apartment (500 Sq.Ft)
- Moments from Canary Wharf Business District
- Light and Spacious Open Plan Living
- Gym, Steam Room and Swimming Pool
- Close to Unrivalled Transport Links



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.