



Aegean Court, Caspian Wharf, E3

£750,000



Bedrooms: 2 | Bathrooms: 3 | Receptions: 1

Offered chain free. If you love entertaining then you will love the incredible private outdoor terrace with views to Canary Wharf and the Canal along with the spacious open plan living this stunning two bedroom, 2.5 bathroom duplex apartment in Aegean Court offers. Located in the pet friendly Caspian Wharf development, it comes with the added bonus of secure underground parking, 24 hour concierge, communal gardens and roof terrace.

Arranged over the 5th and 6th floors. The 5th floor offers two double bedrooms with built in wardrobes, the primary bedroom with an ensuite. There is a separate modern bathroom and plenty of storage.

The real "wow factor" awaits on the upper level, where you will discover a bright and expansive open plan lounge and kitchen. The space is flooded with natural light from floor to ceiling windows, creating an airy and inviting atmosphere. The kitchen, with its integrated appliances, seamlessly flows into the living area, perfect for modern living and entertaining.

Step out onto the incredibly large private terrace, the perfect spot for your morning coffee, al fresco dining, or evening drinks with friends, all while enjoying the captivating, far reaching views of Canary Wharf and beyond.

Residents benefit from a fantastic suite of amenities, including a 24 hour concierge service, secure bike storage, a communal roof terrace, landscaped gardens, and an on-site gym (membership applies). The apartment also features underfloor heating throughout for ultimate comfort and a much sought after secure underground parking space.

A Lifestyle to Love: The local area is a foodie's delight, with local gems like Saffi and Les Miches for your morning coffee and a short trip to Hackney Wick for canal-side bars, breweries, and vibrant street food at places like Crate Brewery and Barge East. The traditional Angel of Bow pub is just around the corner for a classic Sunday roast, Saturday brunch and open mic nights.



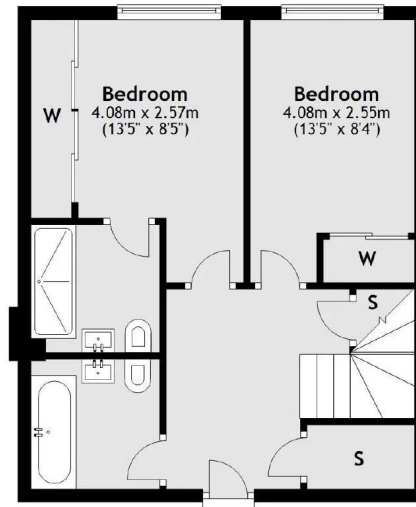




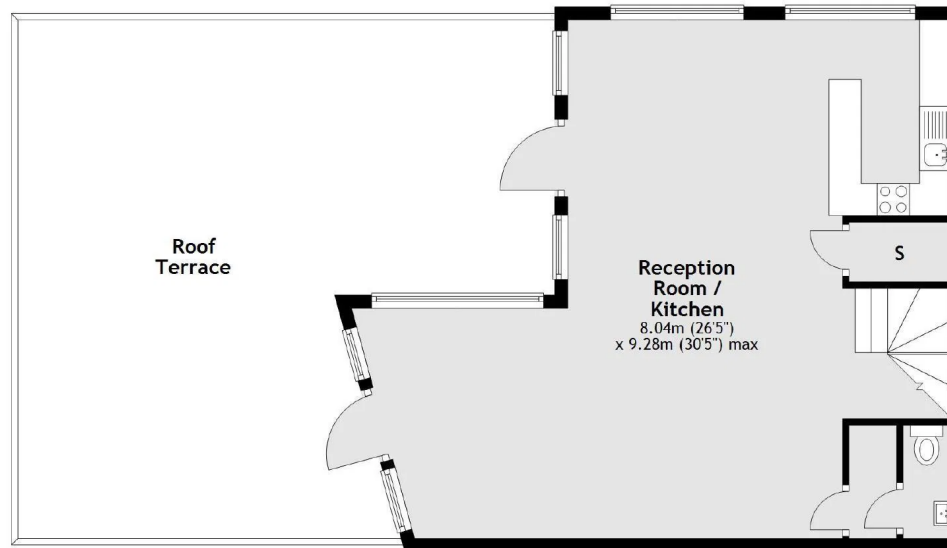




Fifth Floor



Sixth Floor



Main area: Approx. 101.4 sq. metres (1091.6 sq. feet)
 Plus roof terrace, approx. 57.2 sq. metres (615.2 sq. feet)

David Greenslade
 Your Personal Estate Agent

07568 567 518 - 02080 500 252
david.greenslade@exp.uk.com
<https://davidgreenslade.exp.uk.com>