



733, 2 Baltimore Wharf, London, E14 9EQ

Asking price £510,000

 2  1  1  B

A spacious two-bedroom apartment with a private terrace set in a modern development located at close to Crossharbour DLR and within easy reach of Canary Wharf, E14.

Features include a spacious living room with tiled flooring, floor to ceiling windows, wood flooring in the hallway, a modern open plan kitchen, two double bedrooms, a luxury bathroom and spacious private south facing terrace. The apartment benefits from ducted heating throughout, underfloor heating located in the bathroom with a heated bathroom wall mirror.

**Bedroom photos have been digitally dressed for marketing purposes.

Residents enjoy facilities such as a 24-hour concierge service, a modern resident only gym and swimming pool with a wet steam room and dry sauna. Residents further benefit from a large variety of regular group exercise classes.

Baltimore Wharf is located just a few moments from the heart of London's fastest growing business district and residents are incredibly well connected with direct access to Cross Harbour DLR station and less than 10 minutes to Canary Wharf underground station and the Elizabeth Line (Crossrail). Furthermore, Canary Wharf offers a variety boutique shops, bars & eateries and entertainment.

Tenure: Leasehold

Length of Lease: Circa 982 years remaining

Annual ground rent: £750 pa

Ground rent review period: Ask Agent

Annual service charge: Approx. £6,990 pa

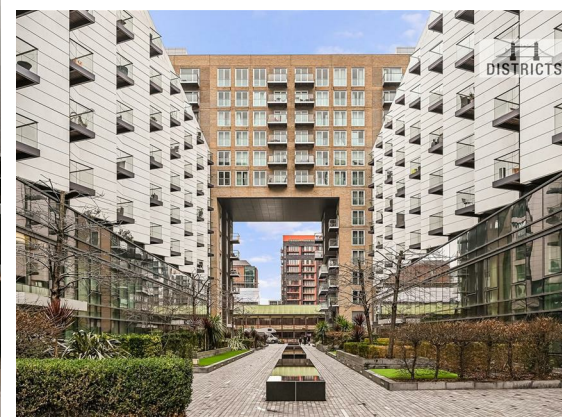
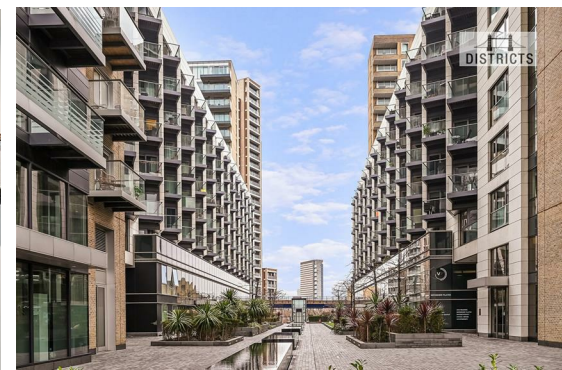
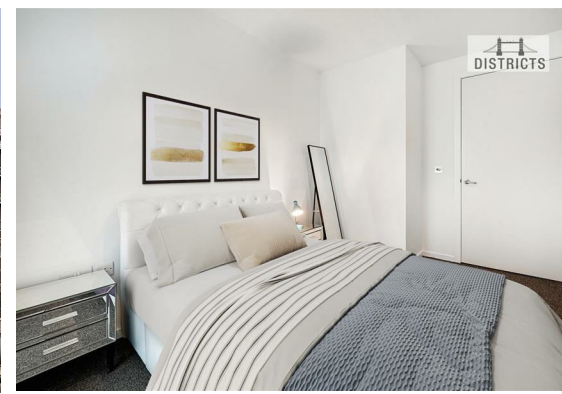
Council: Tower Hamlets, Band E

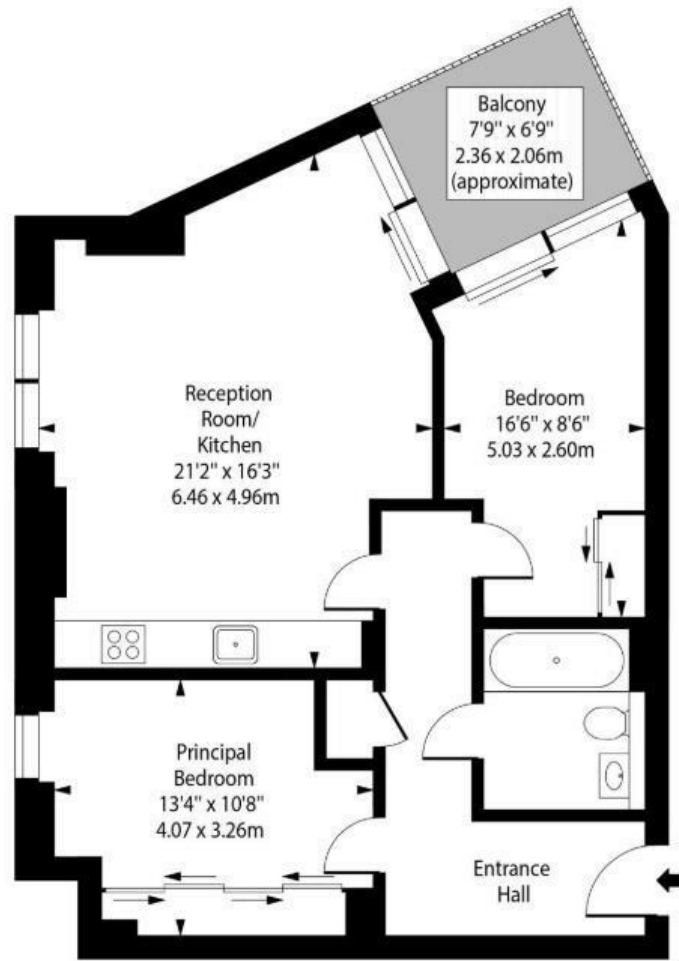
Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Internet: Fibre | Lift Access

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Approx Gross Internal Area 728 Sq Ft - 67.63 Sq M

www.goldiens.co.uk
Ref. No. 024866MS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.