



**Apartment 1305, 11, Charrington Tower Biscayne Avenue,  
London, E14 9BE**

 3  2  1  B



Available End of July | Unfurnished

A spacious three-bedroom apartment situated on a high floor offering views over Canary Wharf Docks. Comprising 1,200sq.ft of internal living space, offering 3 double bedrooms, 2 bathrooms (1 en-suite), an open-plan reception with modern integrated kitchen for entertaining those all-important guests.

Residents enjoy a 5-star experience with the following amenities available for the resident's exclusive use: 24-hour concierge, private gym, swimming pool, yoga studio, sauna and steam room. Ideally situated for access to Canary Wharf with its abundance of transport links including Jubilee line, Elizabeth Line, DLR and Canary Wharf Pier for the Thames Clipper.

Set against the iconic backdrop of the Canary Wharf peninsula, New Providence Wharf is situated amongst London's most affluent and dynamic business district. So, if you're looking for luxury living in one of the most sought-after residential developments around you've found it. Available end of July with secure parking.

Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating & Comfort cooling - Mains

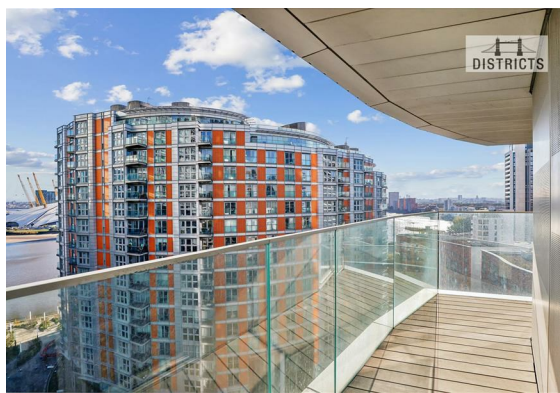
To check broadband and mobile phone coverage please visit Ofcom

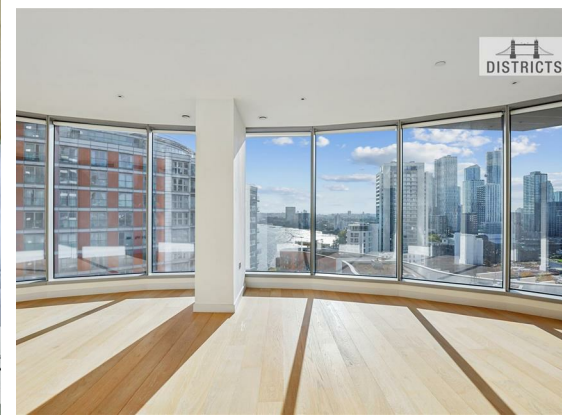
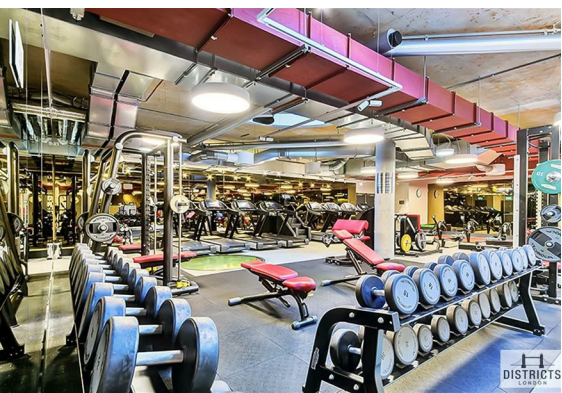
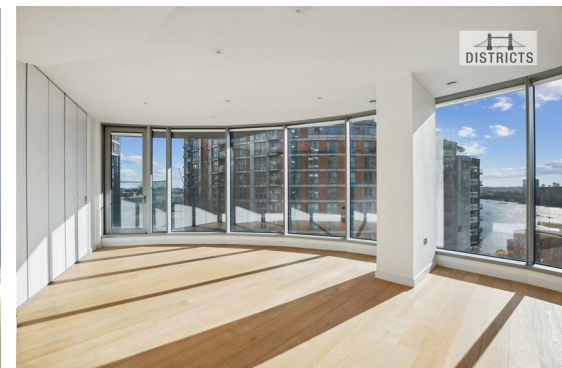
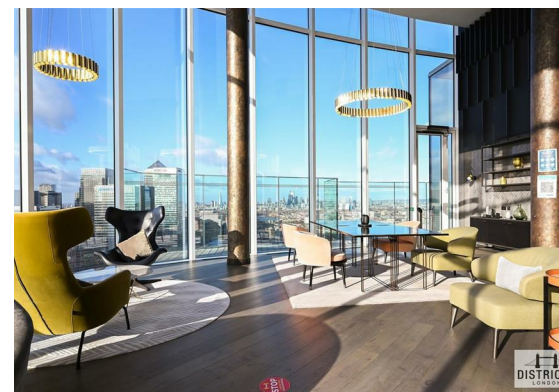
EPC Rating: B

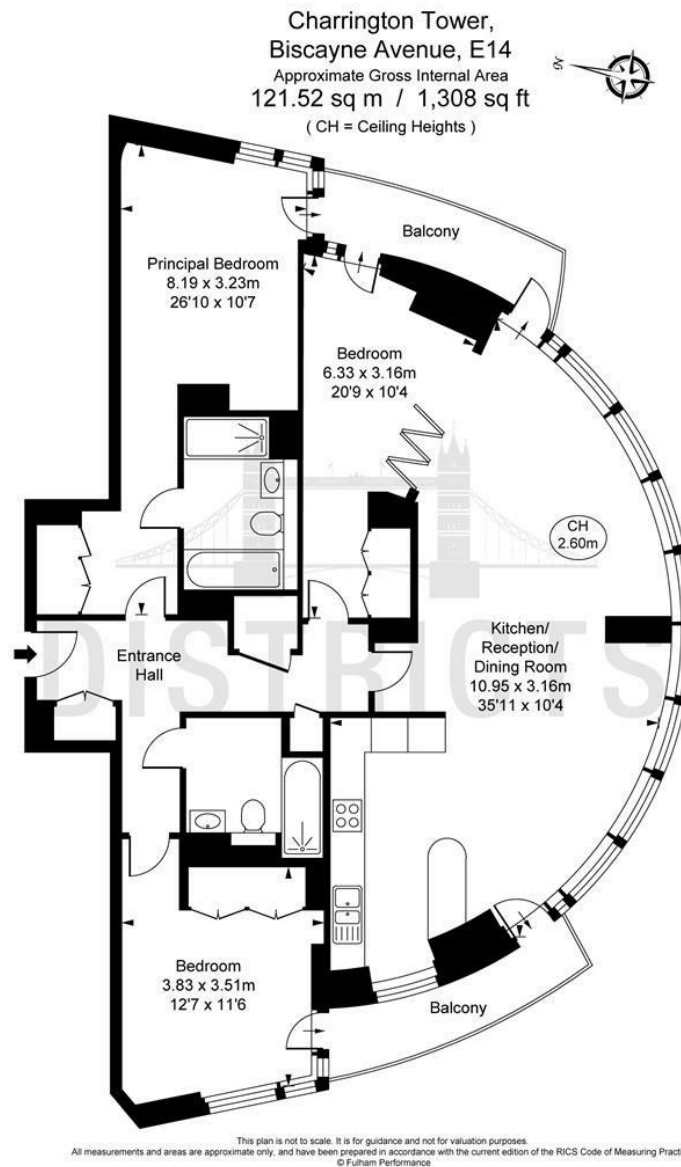
Council Tax: F, Tower Hamlets

Lift access | Cladding: EWS1 Certificate available

Security Deposit: £4,035 (subject to agreed offer)







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.