



**Apartment 507, 1 Baltimore Wharf, London, E14 9FS**

**Offers in excess of £485,000**

 2  1  1  B



Well-presented two-bedroom apartment, located on the 5th floor of the sought after dockside Baltimore Wharf development. Excellently located for journeys into the City, this smart apartment comprises an open plan kitchen living area, two double bedrooms with built in storage, main bathroom and private balcony overlooking the landscaped courtyard. Floor to ceiling windows allow for ample night light and emphasise the vast space on offer. Neutrally decorated throughout, the apartment requires no work and perfect for a new owner to make their mark.

With excellent transport links on your doorstep, including the adjacent Crossharbour DLR station and Canary Wharf, for Jubilee Line and Crossrail, only a short away, you enjoy easy access to Central London and further afield. Baltimore Wharf benefits from onsite leisure facilities; including 24hr concierge, gym, swimming pool, boxing ring & cardio area. Local amenities are also in abundance with supermarkets, bars and restaurants all within walking distance.

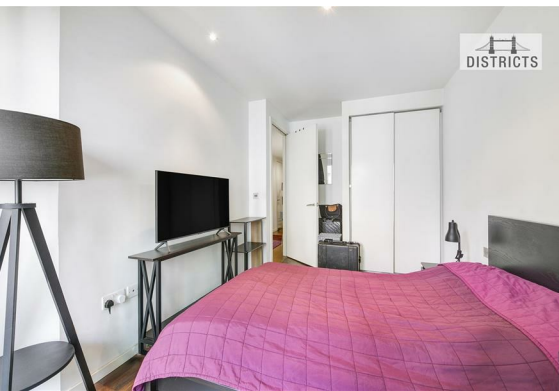
Tenure: Leasehold  
 Length of Lease: Circa 982 years remaining  
 Annual ground rent: £750 pa  
 Ground rent review period: Ask Agent  
 Annual service charge: Approx. £6,990 pa  
 Council: Tower Hamlets, Band E

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

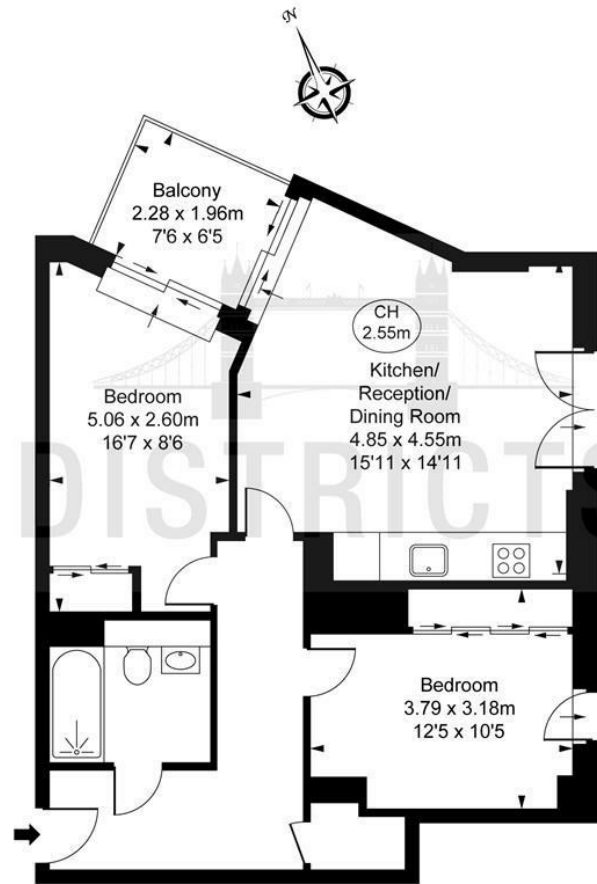
To check broadband and mobile phone coverage please visit Ofcom  
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Baltimore Wharf, E14  
Approximate Gross Internal Area  
64.52 sq m / 694 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

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