



# One Park Drive, Canary Wharf, E14 £5,500



Welcome to One Park Drive in the prestigious Canary Wharf! This stunning new build apartment on the 22nd floor offers a luxurious lifestyle with breathtaking views.



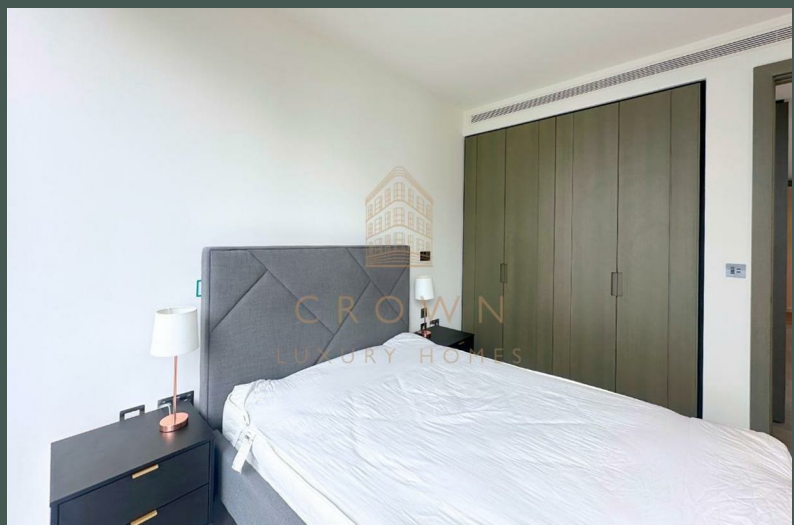
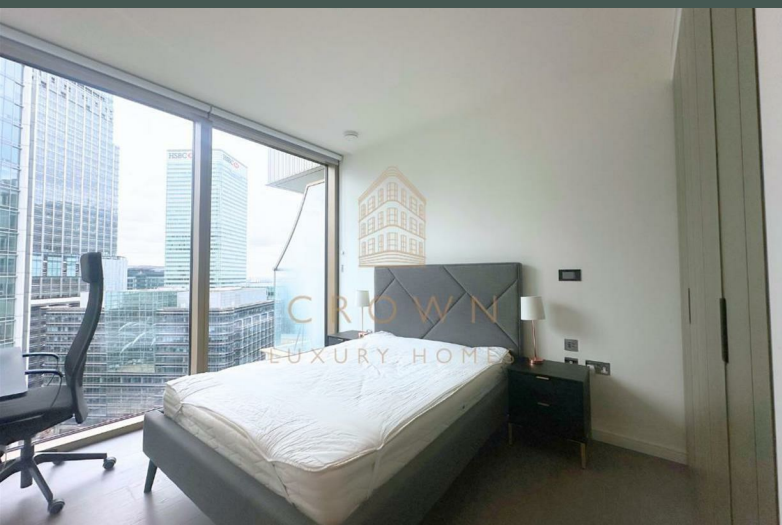
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- 22nd floor
- South East aspect
- 24/7 Concierge
- Steam Room & Sauna
- Residents' Gym with Weightlifting & Training Area

- 2 balconies
- Panoramic Views
- Residents' 20m Swimming Pool
- Residents' Lounge & Cinema Room
- Pictures of a very similar apartment



## The Property

As you step into this modern property, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The fully fitted modern kitchen, equipped with integrated appliances, ensures a seamless and efficient cooking experience.

The apartment boasts two well-appointed bedrooms, each with fitted wardrobes, providing ample space for a growing family or visiting guests. The hallway includes storage cupboards, adding to the property's practicality by offering additional space to keep your belongings organized.

With two bathrooms, mornings will be a breeze in this apartment, ensuring everyone has their own space and privacy. The property's two balconies offer a serene escape where you can enjoy your morning coffee while taking in the captivating South East aspect.

Measuring at 1001 sq ft, this apartment provides a comfortable living space with a contemporary design that is both elegant and functional.

Residents at One Park Drive have access to a series of five-star facilities, the emphasis on health, vitality and staying active. With a gym, pool, sauna and cinema room, One Park Drive remains a premier 21st century development dedicated to excellent quality-of-life. A dedicated concierge service is on hand to oversee safety and security, whilst local transport links ensure travel into and around the city is always fast, effective and only moments from your front door.

Canary Wharf is, of course, extremely well connected, making travel into the city and beyond quick and easy. Now one of London's most sought after neighbourhoods, it continues to go from strength-to-strength, really earning its reputation as an outstanding place to call home.

Local Council: Tower hamlets  
 Council Tax Band: F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

