



# Cashmere Wharf, London Dock, E1W

## £675,000



This wonderful Manhattan-style apartment in London Dock development, E1W with south-east facing balcony with a view of Canary Wharf has a neutral colour scheme, making it suitable for a new owner to move in and make their own.



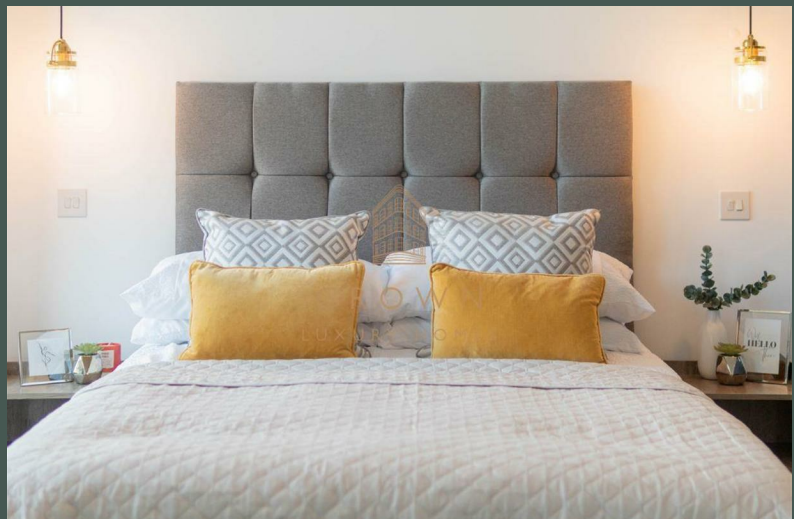
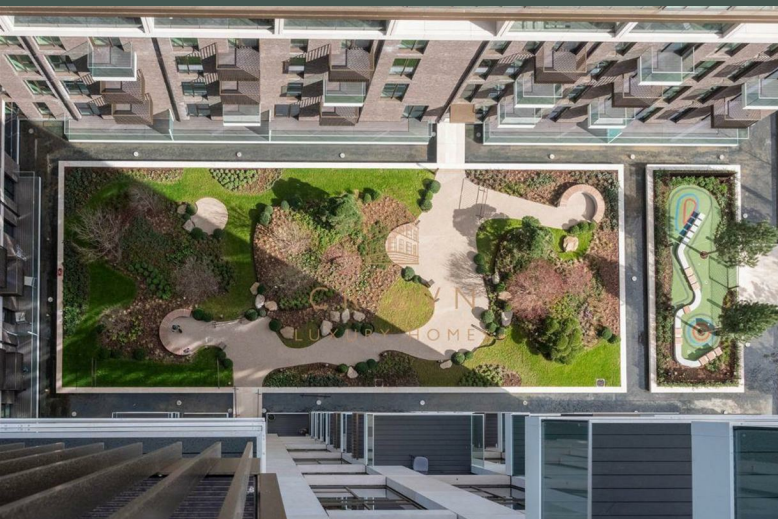
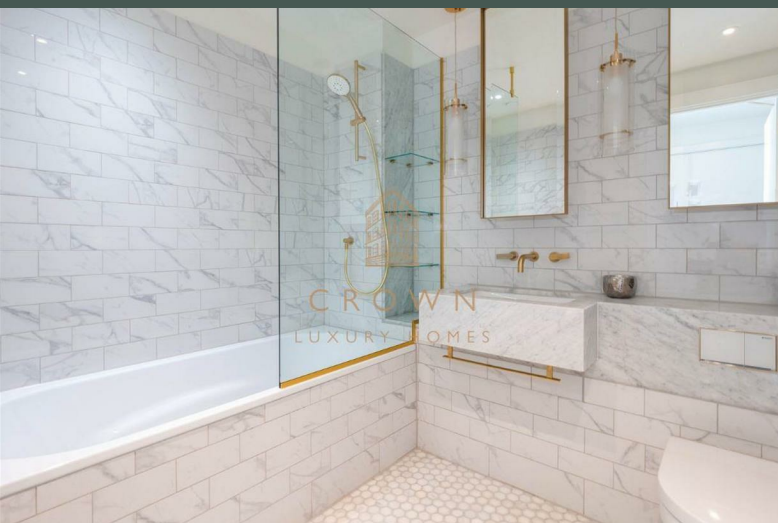
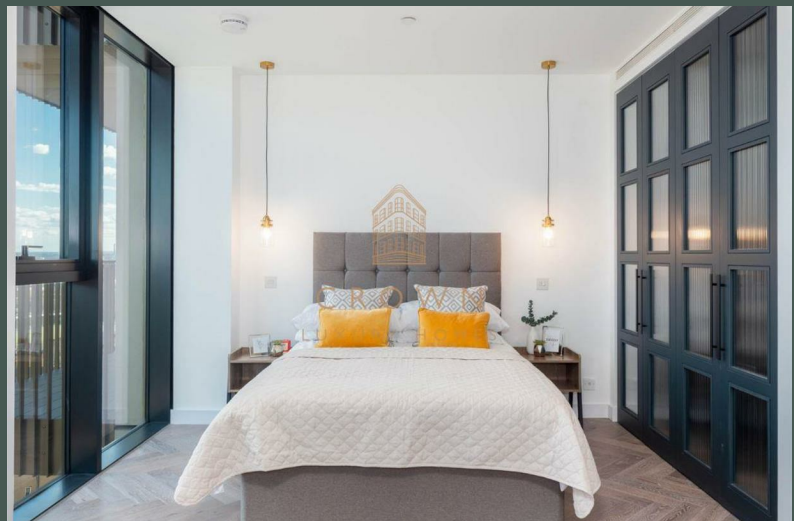
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LUXURY HOMES

[lettings@crownluxuryhomes.com](mailto:lettings@crownluxuryhomes.com)  
+44 2035 143482



- Manhattan Style Apartment
  - Concierge
- Residents' Virtual Golf Room
  - Views of Canary Wharf
  - Close to Tower of London

- Residents' Gym
- Residents' Cinema
- Residents' Swimming Pool
  - Great Transport Links
  - Close to Tower Bridge



### The Property

This property blends practical functionality with sliding doors that separate the living room from the bedroom area, providing plenty of seclusion.

There is enough space in the sleeping area for two small bedside tables and a double bed. This room also has a completely integrated wardrobe, large windows, and high-quality fixtures.

Classic white marble tiling, a bathtub with overhead shower, elegant gold fixtures, underfloor heating, and a well-lit vanity unit with plenty of storage characterise the bathroom.

There is beautiful wood flooring and storage throughout, which is ideal for making the most of your space, as well as a modern kitchen with fully integrated equipment such as a Siemens induction hob, a wine-fridge, dishwasher, and fridge/freezer. The gold-ironmongery fixtures and composite stone worktops add to the chic appearance.

This apartment further features comfort cooling and heating system as well as underfloor heating in the bathrooms.

### London Dock Development

Residents at Cashmere Wharf, London Dock, have a range of five-star facilities at their disposal, including a pool with steam room, jacuzzi and sauna, treatment room, gym and squash court, residents' lounge, plus a cinema, virtual golf and a beautifully landscaped garden. A 24hr concierge service is on hand to make life just that little bit easier, and local transport links are fast, effective and easy to navigate. With a host of cafes, shops and restaurants right on its doorstep, London Dock remains, as ever, an outstanding London location.

### Additional Information

Heating/Hot Water Provider: Switch 2

Council: Tower Helms, Band E

Service Charge: £2,950 per annum (subject to change)

Ground Rent: £800 per annum (subject to change)

Local Council: Tower Hamlets  
Council Tax Band: E  
Leasehold

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

