



# Bridgewater House, City Island

## £1,100,000



Step into this luxurious penthouse apartment in London City Island, E14. Interior-designed by Anna Møller, this stunning apartment boasts a spacious layout with an earthy-themed interior throughout the apartment.



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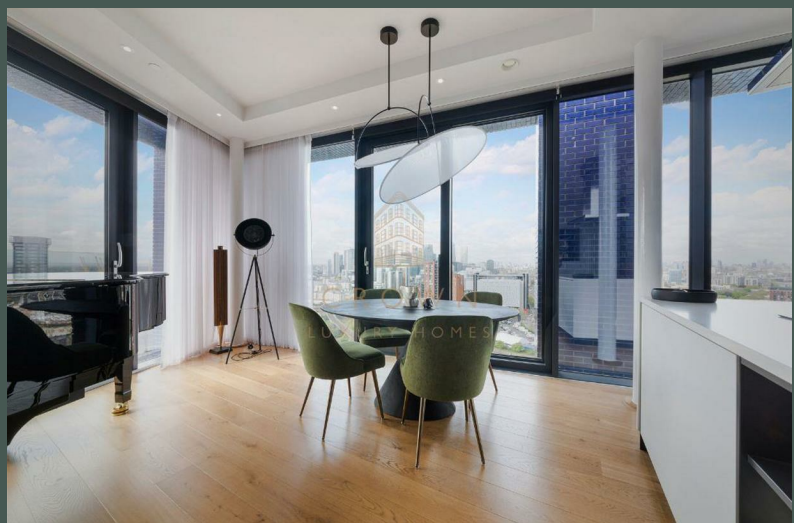
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- 180 Degree Panoramic Views of London
- Private Roof Terrace with Hot Tub
  - 22nd Floor
- Residents' Swimming Pool
- Refurbished Custom Kitchen

- Close to Canning Town Station
  - Concierge
  - Residents' Gym
  - Residents' Lounges
- Integrated Kitchen Appliances







### The Living Room, Kitchen & Dining Area

Enjoy the convenience of automated curtains and blinds that can be controlled via a remote, or by voice. The floor-to-ceiling windows let in the natural light, so you can soak in the panoramic, 180 degree views of the River Thames, the O2 arena and the London skyline.

The sofa is custom-made for both style and comfort featuring fabrics from the famous Anna Hayman. The TV can be controlled via an iPad or a golden remote control, and is able to turn and manoeuvre from the wall without any wiring on show. The sound system can also be controlled via the iPad that is built into the wall for a surround sound listening experience that can be played throughout the apartment. And for those who appreciate music, there's even a Kawai GX2 self-playing piano. The Kitchen has been recently refurbished by Potter Cowan with custom-designed storage cupboards and integrated custom lighting as well as integrated appliances. In the dining area, gather around a unique glass table covered in volcanic lava with a thin stem for uninterrupted views of London. It's perfect for both indoor and outdoor use.

### Master Bedroom

Step into your sanctuary of serenity – the main bedroom, where every detail is a testament to refined luxury. Illuminate your space with the soft glow of natural crystal lamps, each weighing a substantial 25kg, adding a touch of grandeur to your bedside. Adorn your walls with captivating artwork by Amy Judd, infusing the room with a sense of tranquillity and beauty. The lime-washed wall adds a rustic charm, creating a serene backdrop for relaxation and rejuvenation. Draw the Anna Hayman fabric curtains to envelop the room in elegance, offering both privacy and style. Complete the ambiance with a handmade pouffe, adding a touch of artisanal craftsmanship and comfort to your haven of rest. The master bedroom also features a spacious and modern ensuite bathroom, featuring all of the bathroom essentials and storage.

### 2nd Bedroom

The 2nd bedroom is adorned with luxurious curtain fabrics handcrafted by Anna Hayman, adding a touch of elegance and personality to the space. The bedroom features an ensuite bathroom, featuring all of the bathroom essentials and storage. Integrated wardrobes offer opulent storage space, ensuring you can feel right at home.

### Man Cave (Third Bedroom)

Step into the ultimate retreat for relaxation and entertainment – the man cave. A bedroom that is being utilised as every man's dream - the man cave. Every inch of this space is a testament to meticulous craftsmanship and refined taste. Adorned with wallpaper meticulously applied by a local artisan from East London, you'll notice the seamless finish, with no lines interrupting the design. It's a testament to the dedication to detail that defines this room. Sink into the plush comfort of the 'sheep chair', crafted by a renowned company in Chelsea, promising both style and support as you unwind in style. On the wall sits the striking painting inspired by Peaky Blinders, adding a touch of character to the atmosphere. Illuminate your haven with the distinctive glow of Buster and Punch lamps, casting a warm light that enhances the ambiance of relaxation. A focal point in the room is the custom-built safe from the USA, designed to be unbreakable, ensuring that all of your valuable possessions are kept safe. And finally, we have the chest which features a unique, reflective exterior. The lid lifts up for a generous amount of storage, and the drawers pull out to store some of your favourite items.

### Bathroom

The bathroom contains a shower and a large bath tub, giving you the option between a relaxing bath, or a refreshing shower. The bathroom features plenty of storage space hidden behind the mirror, keeping your essentials neatly tucked away which also features lighting inside the storage cupboard, making it effortless to find what you need, day or night.

### Storage Cupboards

As you got into the hallway, you will find convenient storage cupboards lining the hallway, offering plenty of space to stow away your belongings and keep your living space clutter-free. From coats to shoes and everything in between, these storage cupboards ensure that everything has its place, allowing you to maintain a tidy and organised home effortlessly.

### Roof Terrace

Relax and unwind amidst stylish outdoor furniture, including chairs, sofas, and rugs, designed to elevate your outdoor experience to new heights of comfort and elegance. Illuminate your evenings with the seamless brilliance of Philips Hue lighting, seamlessly integrated with the rest of the apartment. Whether by voice command or the touch of a button, you can effortlessly set the mood and ambiance, creating the perfect atmosphere for any occasion. Indulge in ultimate relaxation with the addition of a hot tub, offering a luxurious retreat where you can soak away the stresses of the day and immerse yourself in pure bliss.

### Parking

With this beautifully crafted apartment, comes a parking space, so you don't have to worry about finding an alternative place for your car.

### Life in City Island

Discover the vibrant oasis of City Island, London. Residents are welcomed by the clubhouse, where a dedicated 24/7 concierge stands ready to assist with every need, from laundry and dry-cleaning services, to handling parcel collection. Botanic Square, with its beautiful trees and well-kept grass, is a peaceful spot connecting everyone to nature. Whether you're alone or with friends, you'll find calm and serenity in Botanic Square.

Stay active and energised in the fully equipped gym, complete with cutting-edge equipment for the ultimate workout experience. Whether you're pumping iron indoors or enjoying a refreshing swim in the outdoor pool, there's something for everyone. Take your fitness routine to new heights on the rooftop sports pitch, where you can enjoy stunning views of the city skyline whilst having a kickabout. Afterward, unwind and rejuvenate in the luxurious swimming pool and spa facilities, situated in serene surroundings designed to nourish both mind and body.

Indulge your culinary senses with a visit to the authentic Italian grocer, offering the finest selection of gourmet delights to tantalise your taste buds. For those seeking cultural enrichment, City Island is home to esteemed institutions such as the National Ballet and a renowned London Film Studio, providing residents with access to world-class entertainment and artistic expression.

In addition to these exceptional amenities, residents can enjoy the exclusive use of the private cinema. And with a diverse array of dining options, yoga classes, and even daycare services for furry friends, City Island offers a lifestyle that is both luxurious and enriching. City Island isn't just a place to live – it's a lifestyle worth embracing.

### Transport Links

Transport links for City Island are both convenient and extensive. Residents enjoy easy access to public transportation, with Canning Town Station just a short walk away. From here, the DLR and Jubilee Line provide connections to key destinations across the city, including Canary Wharf, Stratford, and the West End. Additionally, several bus routes serve the area, offering alternative travel options for residents. For those who prefer to drive, City Island benefits from close proximity to major roadways, including the A13 and A12, facilitating smooth journeys both within London and further afield.

### Additional Information

Heating/Hot Water Provider: TBC

Council: Tower Hamlets, Band G

Service Charge: £9,400 per annum (subject to change)

Ground Rent: £1,050 per annum (subject to change)

Local Council: Tower Hamlets  
Council Tax Band: G  
Leasehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
