



Hawks

To Let

Park Drive | London | E14

Apartment

£3,650 Per Month | Unfurnished

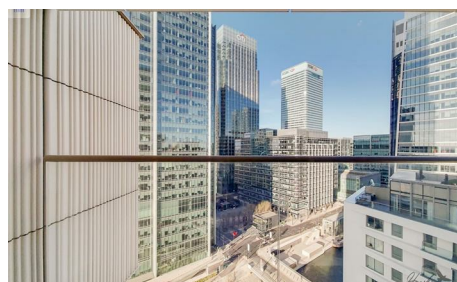
1 Reception | 1 Bedroom | 1 Bathroom

- Luxury Living
- Private Cinema Room
- Residents Gym/Pool
- Great Views | 15th Floor
- Private Balcony
- Residents Library
- Resident's Lounge
- Available Mid March
- 24-hour concierge service



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FREEDOM TO MOVE



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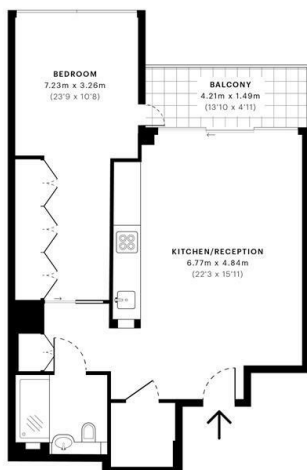


Park Drive, E14

CAPTURED DATE: 09/01/2022 LATEST MEASUREMENT: 1,420,696

GROSS INTERNAL AREA

63.46 sqm / 683.08 sqft



— Fifth Floor —

GROSS INTERNAL AREA (sqm)
The figure of the property
63.46 sqm / 683.08 sqft

NET INTERNAL AREA (sqm)
Excludes walls and common areas
61.48 sqm / 663.77 sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, glass, aluminium
6.06 sqm / 65.33 sqft

RESTRICTED AREA (sqm)
Excludes area under stairs
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPM 10 INTERNATIONAL: 63.69 sqm / 750.14 sqft
SPM 10 NATIONAL: 63.02 sqm / 732.16 sqft
SPM 10: 63.69 sqm / 750.14 sqft
SPM 10: 63.02 sqm / 732.16 sqft

spec id: 81642854ff5ee70d4e1015449

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks Estate Agents are welcoming a beautifully designed one-bedroom LUXURY apartment at One Park Drive in Canary Wharf, offering a stylish and contemporary living experience.

This home features an open-plan living and dining area with large windows that bring in an abundance of natural light. The modern kitchen is fully equipped with high-quality appliances, making it a pleasure to cook and entertain. The spacious bedroom provides a quiet retreat, complete with built-in wardrobes for ample storage, and is complemented by a sleek bathroom with premium fittings.

Residents of One Park Drive enjoy access to a range of exceptional amenities, including a state-of-the-art gym, a luxurious swimming pool, and beautifully landscaped communal areas. The development also offers a 24-hour concierge service, providing convenience and peace of mind.

Located in Canary Wharf, this apartment is just a short walk from Canary Wharf Underground Station (Jubilee Line), offering swift connections to Central London and beyond. The Docklands Light Railway (DLR) and numerous bus routes further enhance the area's excellent transport links, making it easy to explore all that London has to offer.

ELIGIBILITY (PLEASE READ CAREFULLY BEFORE REQUESTING A VIEWING):

To be considered for this property the combined household income must exceed £109,500.00. If you are employed, you must have a permanent contract (zero hours must have been working longer than 1 year in the same job). For self-employed applicants, you must have your latest tax return as proof of income - if you are self employed for less than 2 years, your income will not be considered.

If you are unable to show the above income, rent in advance will be considered (12 months minimum).

This is a must-see property. To arrange a viewing, please call 0203 002 6769.



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