



**Connells**

New Providence Wharf Fairmont Avenue  
London



## Property Description

Connells are delighted to bring this 14th floor apartment to the market that is located on the west side of the building and offers beautiful westerly views towards the Canary Wharf and City skyline.

The property is in immaculate condition throughout and comprises of a spacious, contemporary styled living room with polished hardwood flooring, a modern fitted kitchen with integrated designer appliances, two double bedrooms with built in wardrobes and a three piece luxurious bathroom suite.

Benefits include floor to ceiling windows and access to a west facing balcony, a long super lease with approx. 977 years remaining, Parking that is available by separate negotiation - the property currently has two allocated parking spaces for three years as well as westerly views through full height windows. Further benefits include access to the residents gym, pool and spa, 24hr Concierge and communal landscaped gardens.

Ideal for first time buyers or investors, New Providence Wharf's superb location is perfect for riverside walks, as well as being moments from vibrant Canary Wharf where there is an excellent range of shops, bars, restaurants, and major transport links including Crossrail, Jubilee Line and DLR.

For more information or to arrange a viewing, please contact Connells today.

## Agents Note

Under the terms of the Estate Agency Act 1979 we are obliged to disclose that the vendor of this property is a family member of an employee of Connells Estate Agents.

## Communal Entrance

Communal entrance, 24hr Concierge, stairs and lifts to all floors.

## Entrance Hall

Front door, video phone entry system, storage cupboard, doors to all rooms.

## Lounge

19' 5" x 14' 6" ( 5.92m x 4.42m )

Window to rear aspect, door to West facing balcony, under-floor heating, television point, telephone point, polished hardwood flooring.

## Kitchen

7' 11" x 7' 3" ( 2.41m x 2.21m )

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, sink with drainer, integrated electric oven and hob with extractor hood, integrated dishwasher, washing machine & fridge/freezer.

## Bedroom One

15' 2" x 10' 7" ( 4.62m x 3.23m )

Window to rear aspect, double glazed, Juliet balcony, built in wardrobe, under floor heating.

## Bedroom Two

11' 10" x 10' 11" ( 3.61m x 3.33m )

Window to rear aspect, double glazed, built in wardrobe, under floor heating.

## Bathroom

Bath with mixer taps and shower attachment, rainfall shower overhead, glass shower screen, low level WC, wash hand basin, integrated shelving, heated hand towel rail.

## Parking

Parking Available By Separate Negotiation - Currently 2 Allocated Spaces for 3 Years.

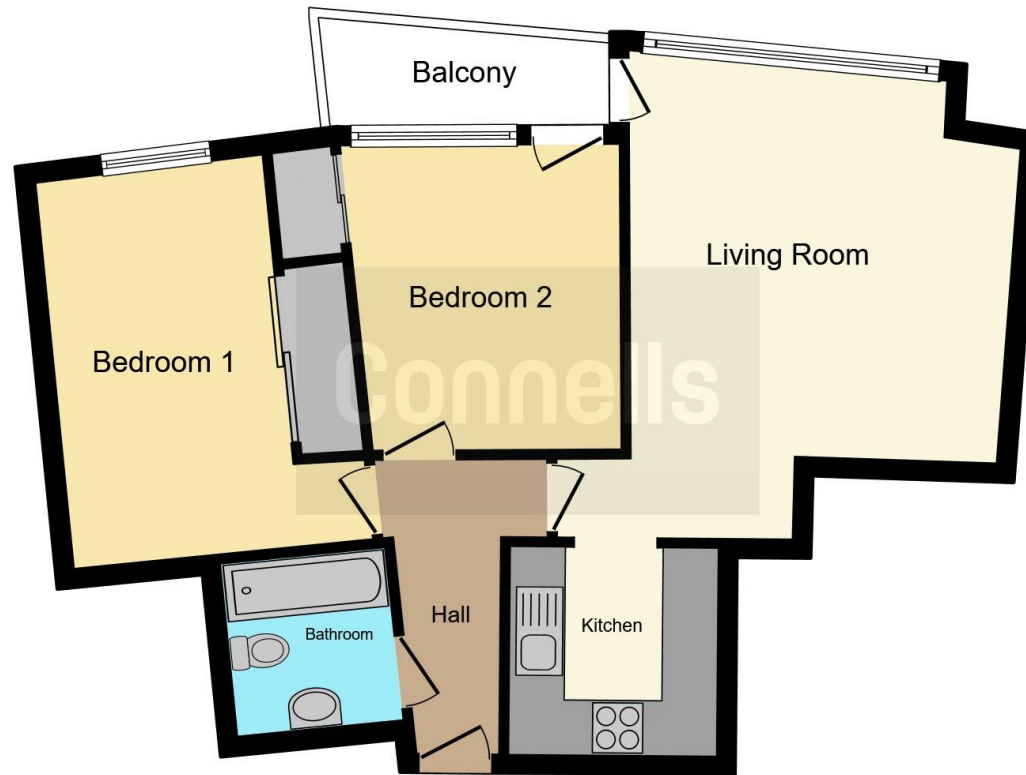
## Communal Facilities

Gym, Pool & Spa Access, 24hr Concierge, Landscaped Gardens.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313489](http://connells.co.uk/Property/WTF313489)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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