



Agar House, 79 Orchard Place, London, E14 0WX

£500 Per Week

A lovely 5th floor warehouse style 1 bedroom apartment set over 515 square foot with views of the River Thames and the O2 from its balcony

Agar House is situated in Good Luck Hope on the banks of the River Thames. GLH offers residents a different level of facilities including the 1595 Club housing a swimming pool and gym overlooking the Thames and an outdoor hot tub and sauna. A cinema is available for residents as is the Lantern Room, a roof top work/relax shared space with stunning views.

Residents can access the River boat from GLH own jetty or use all the transport facilities close by such as the DLR or the network of roads into the City/Docklands

The apartment has an industrial styling to it and comprises a spacious and bright lounge with open plan contemporary kitchen and access to the balcony with views of The Thames & the O2. A double bedroom with built in storage and a beautiful bathroom suite

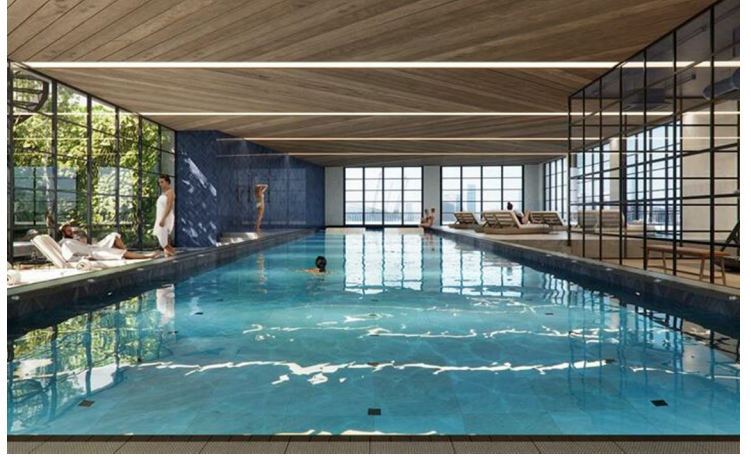
COMES FURNISHED. AVAILABLE FROM 07.06.2024

- GOOD LUCK HOPE
- VIEWS OF THE RIVER & O2
- RIVER BOAT FROM OWN JETTY
- FURNISHED
- INDUSTRIAL STYLE FLAT
- USE OF THE 1595 CLUB
- DLR CLOSE BY
- 1 DOUBLE BEDROOM APARTMENT
- USE OF THE PICTURE HOUSE
- 5TH FLOOR

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GOOD LUCK HOPE



THE POOL (CGI)



RESIDENTS LOBBY



THE LANTERN CLUB (CGI)



1595 CLUB



THE GYM (CGI)

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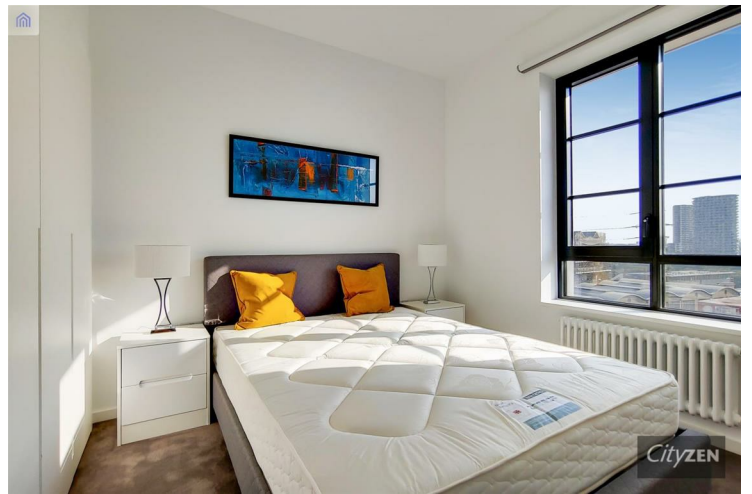
THE CINEMA (CGI)



KITCHEN



THE OUTDOOR SPA (CGI)



BEDROOM



RECEPTION ROOM



RECEPTION ROOM

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RECEPTION ROOM



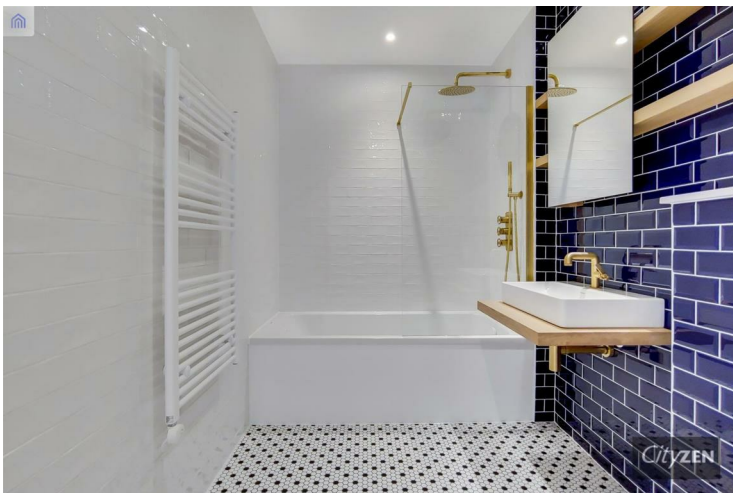
BATHROOM



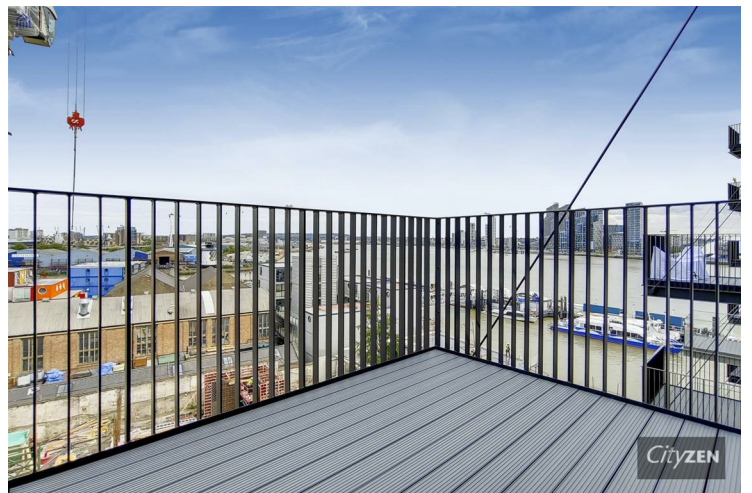
BEDROOM



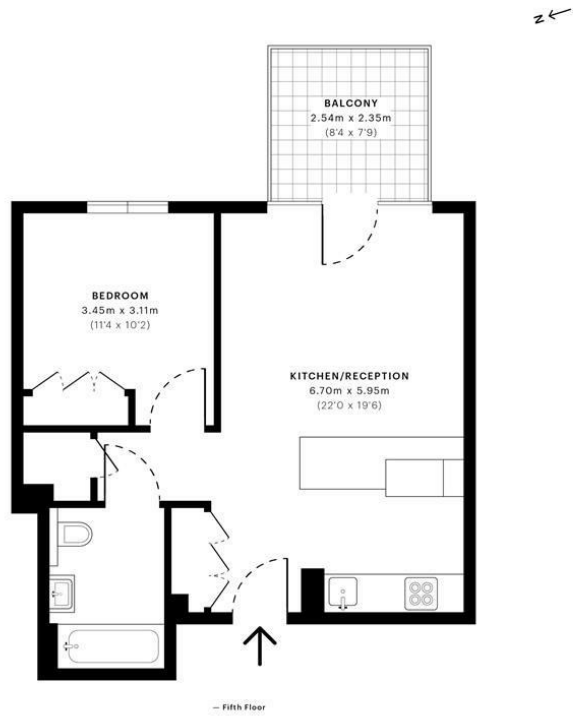
VIEW FROM BALCONY



BATHROOM



BALCONY



GROSS INTERNAL AREA (GIA)
The footprint of the property
47.88 sqm / 515.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes some rooms with restricted head height
45.89 sqm / 493.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.99 sqm / 64.48 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens 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.

IPMS 2B RESIDENTIAL: 54.21 sqm / 583.51 sqft
IPMS 2B RESIDENTIAL: 52.53 sqm / 565.43 sqft
SPR 10: 5f47a3701c466a0dc139126f

spec Verified
RICS Certified Property Measurer



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.