



One Park Drive, London, E14 9GG

£1,100 Per Week

A 23RD FLOOR APARTMENT IN ONE PARK DIVE OFFERING STUNNING VIEWS & HIGH LEVELS OF LUXURY

THIS TWO BED TWO BATH FLAT IN ONE PARK DRIVE IS SET OVER 925 SQUARE FEET WITH LARGE BRIGHT OPEN PLAN DUAL ASPECT RECEPTION ROOM WITH FLOOR TO CEILING WINDOWS AND ACCESS TO 2 BALCONIES. BOTH DOUBLE BEDROOMS HAVE BUILT IN STORAGE, THE MASTER HAS A DRESSING AREA & EN-SUITE. THE SECOND BEDROOM BENEFITS FROM USE OF THE LUXURY EN-SUITE. THE APARTMENT ALSO COMES WITH A LOCK UP STORAGE UNIT IN THE BASEMENT OF THE BUILDING

One Park Drive by The Canary Wharf Group in our opinion offers a new level of luxury even for this part of the Docklands and has to be seen to be fully appreciated

Residents enjoy a 20 meter swimming pool, gym, spa, work out studios as well as lounge, library and cinema. Of course there is 24 hour security and a concierge. Located on the door step is every transport, shopping and entertainment option Canary Wharf has to offer.

Comes furnished.

PROPERTY AVAILABLE FROM 08.07.2024

- GREAT VIEWS
- 23RD FLOOR
- 925 SQUARE FEET
- 2 BALCONIES
- ONE PARK DRIVE
- "BY CANARY WHARF GROUP"
- AVAILABLE FROM 08.07.2024
- 2 BED 2 BATH
- SEPARATE STORAGE UNIT
- POOL, GYM, SPA, CINEMA

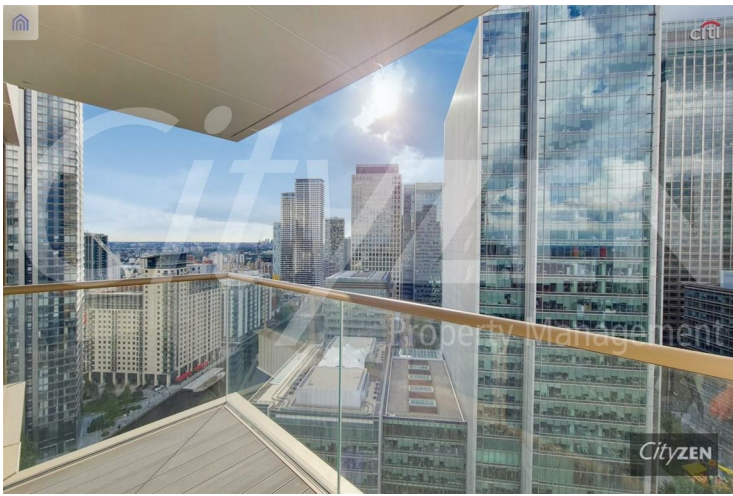
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RECEPTION ROOM



RESIDENTS CINEMA (CGI)



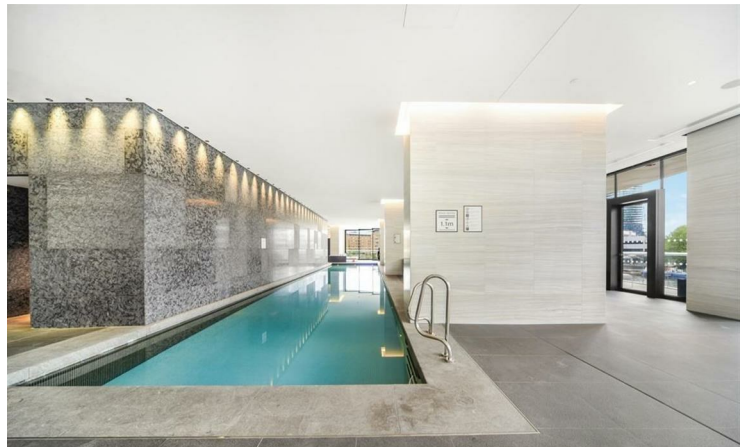
BALCONY ONE



RESIDENTS CINEMA (CGI)



RESIDENTS LOUNGE (CGI)



RESIDENTS POOL (CGI)

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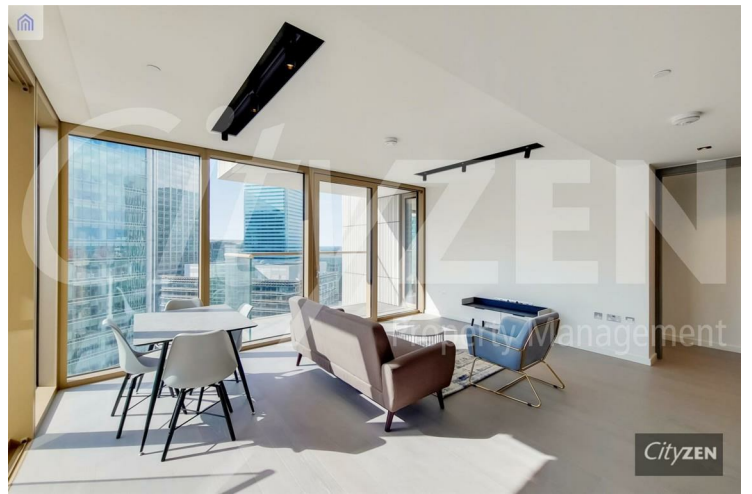
RESIDENTS POOL (CGI)



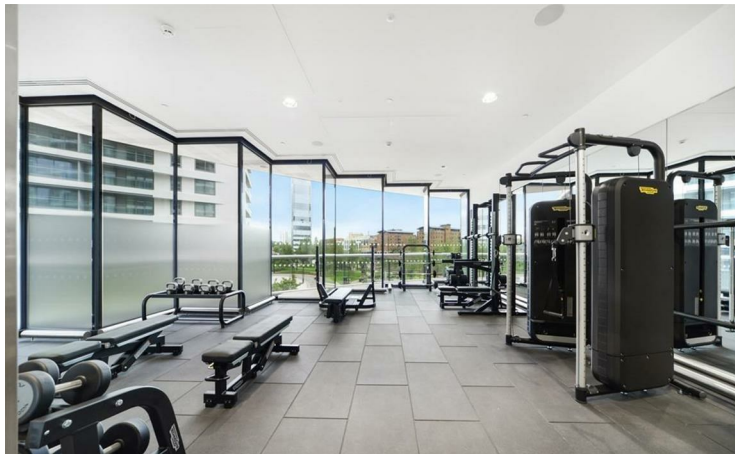
KITCHEN



RESIDENTS GYM (CGI)



RECEPTION ROOM



RESIDENTS GYM (CGI)



KITCHEN

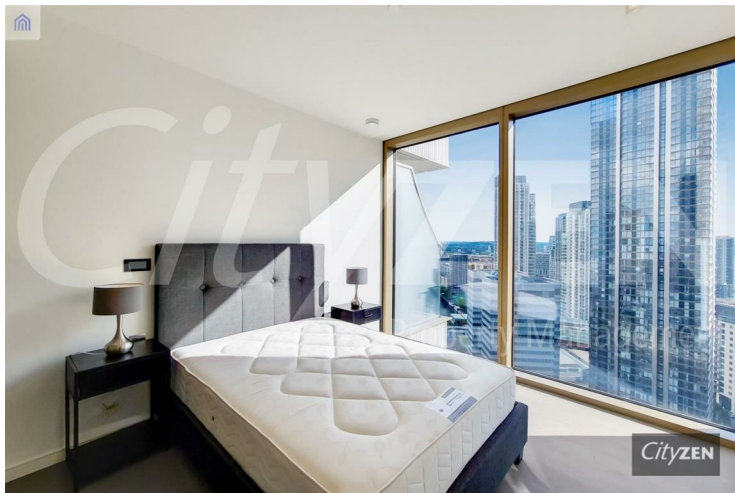
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BALCONY 2



BEDROOM



BEDROOM



BUILDING ENTRANCE



DRESSING ROOM



EN-SUITE SHOWER ROOM

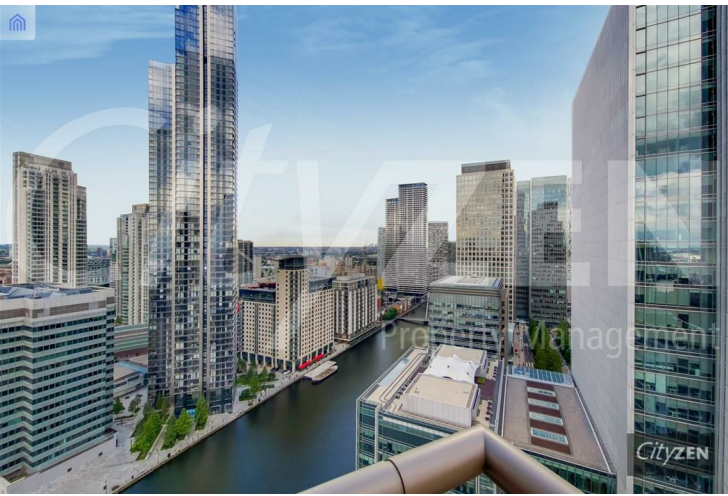
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BATHROOM



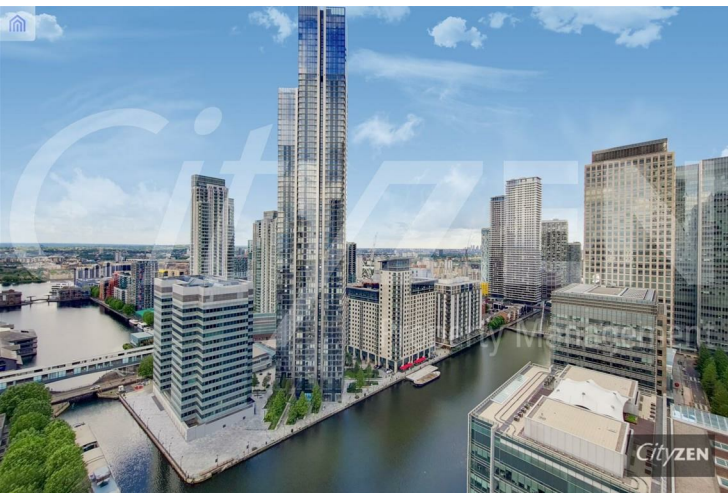
ONE PARK DRIVE



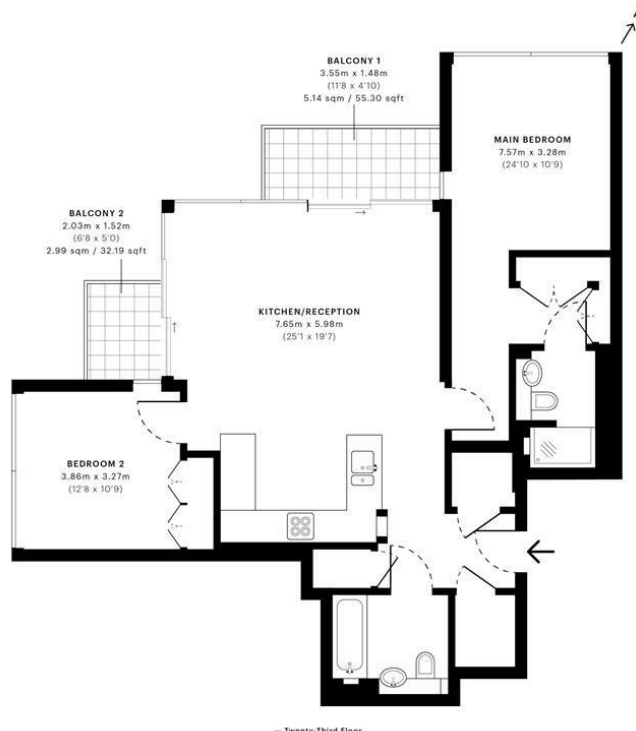
VIEW FROM APARTMENT



ONE PARK DRIVE



VIEW FROM APARTMENT



GROSS INTERNAL AREA (GIA) The footprint of the property 86.02 sqm / 925.91 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements of internal head height 80.80 sqm / 869.72 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 8.13 sqm / 87.51 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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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 residential: 95.64 sqm / 1031.61 sqft
IPMS commercial: 91.24 sqm / 982.30 sqft
IPMS: 60cc0de3d3a9c0d66b6f493



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.