



New Providence Wharf

1 Fairmont Avenue, E14

Offers in excess of

A stunning two bedroom luxury apartment of over 1,000sq ft in New Providence Wharf, E14. A prestigious riverside development within easy walking distance of Canary Wharf, including 24hr concierge & security on-site, and state of the art facilities.



New Providence Wharf

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- Long Leasehold
- Over 1,000sq ft
- Thames View
- Private Balcony
- Allocated Off-Street Parking
- Two Bathrooms
- Excellent On-Site Facilities



The apartment itself offers a much larger layout than most, boasting over 1,000 square feet of internal living space and comprises of two double bedrooms, two limestone bathrooms, a designer kitchen, and a cavernous reception room that leads on to a river-facing, private balcony.

The apartment is exceptionally bright with floor to ceiling windows throughout, offering unrivalled views across the River Thames towards the O2 Arena and the balcony has plenty of room for an outside breakfast table and chairs.

The development's on-site facilities include one of the largest resident-only gyms in London, as well as a large indoor swimming pool, jacuzzi, sauna and steam room.

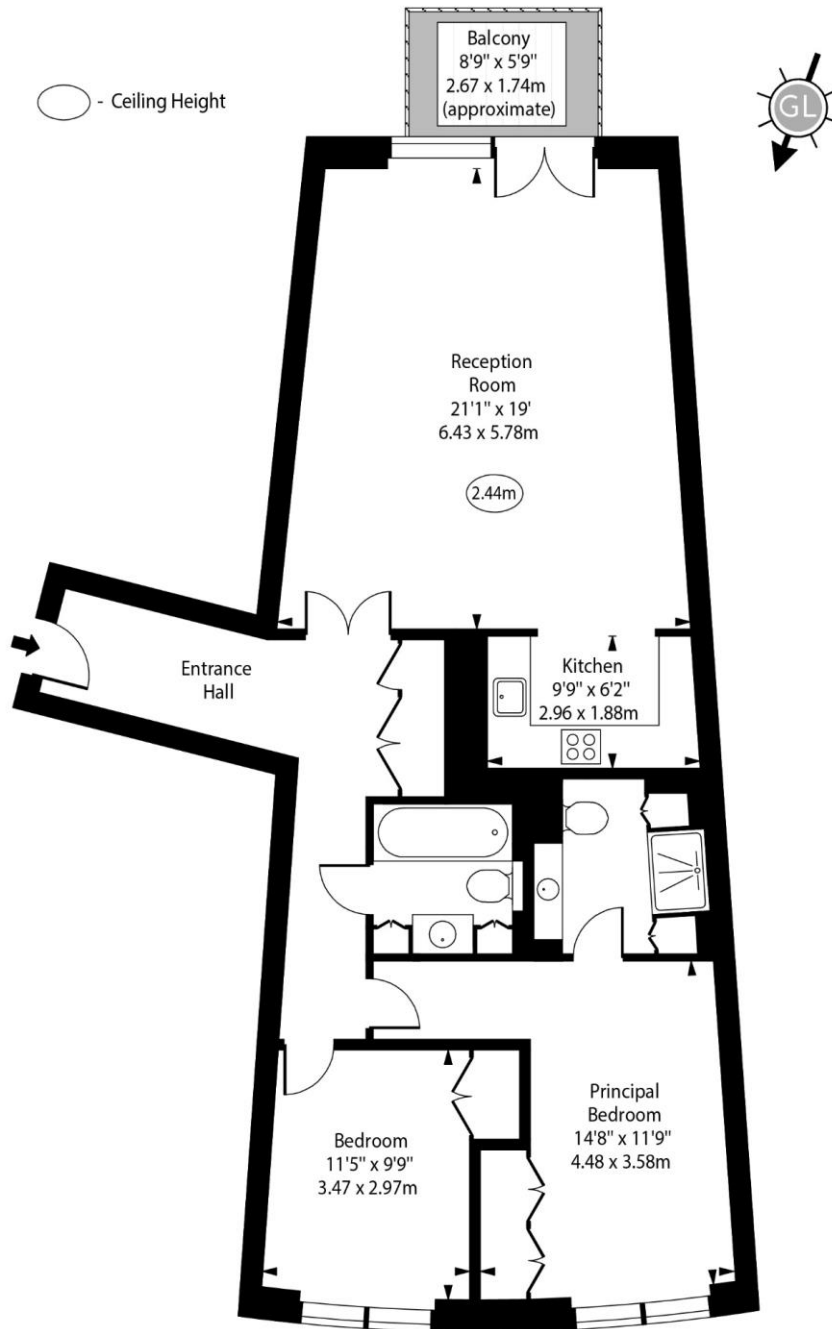
Tenure: Leasehold 976 years
Service Charge: £8764 pa
Ground Rent: £350 pa
Local Authority: Tower Hamlets
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	80	80
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

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New Providence Wharf,
Fairmont Avenue, E14



Ninth Floor

Approx Gross Internal Area 1038 Sq Ft - 96.43 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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