



Arena Tower

25 Crossharbour Plaza, E14

Price Range: £775,000 to £800,000

A 38th floor 2 bedroom 2 bathroom apartment in the highly-sought-after Arena Tower development offering a high standard of interior finish, spectacular views, & a huge private terrace of close to 1,000sq ft. Offered chain-free.



Arena Tower

25 Crossharbour Plaza, E14

- 38th floor 750sq ft 2 bedroom 2 bathroom apartment.
- Huge private terrace.
- Towering views over the river, O2 Centre & down to Greenwich.
- High specification finish throughout.
- Full service development with 24hr concierge, & residents' cinema.
- Includes access to the Nuffield Health Baltimore Wharf gym & 25m swimming pool.
- Offered chain-free.



A simply stunning & immaculate two bedroom, two bathroom apartment set over the 38th floor of highly sought after Arena Tower, E14, located within a short walk of the centre of Canary Wharf & within only a few hundred metres of both Crossharbour & South Quay DLR stations.

Arena Tower, winner of 'Best Residential High-Rise Architecture' by the International Property Awards 2017, was designed by architects Skidmore, Owings & Merrill (SOM), the same award-winning architects responsible for the world-renowned Burj Khalifa, the world's tallest building. Residents enjoy a host of elite amenities, with access to a state-of-the-art split-level gymnasium, a 25m swimming pool, steam room & private cinema, as well as 24hr concierge & on-site security.

The apartment comprises of two double bedrooms, two marble bathrooms, a high-end integrated kitchen with island & SMEG appliances, spacious open-plan reception & the piece de resistance of the apartment is a massive private terrace of almost 1,000sq ft. The apartment is finished to a high standard offering both luxury & comfort.

If that wasn't enough, the apartment offers an east / south-east aspect with floor-to-ceiling windows traversing the length of the apartment, & every room has direct access to the private terrace, offering residents unobstructed views of the River Thames, O2 Arena, Greenwich & the surrounding docklands, including the imposing Canary Wharf landscape & skyline. EWS1 compliant & chain free.

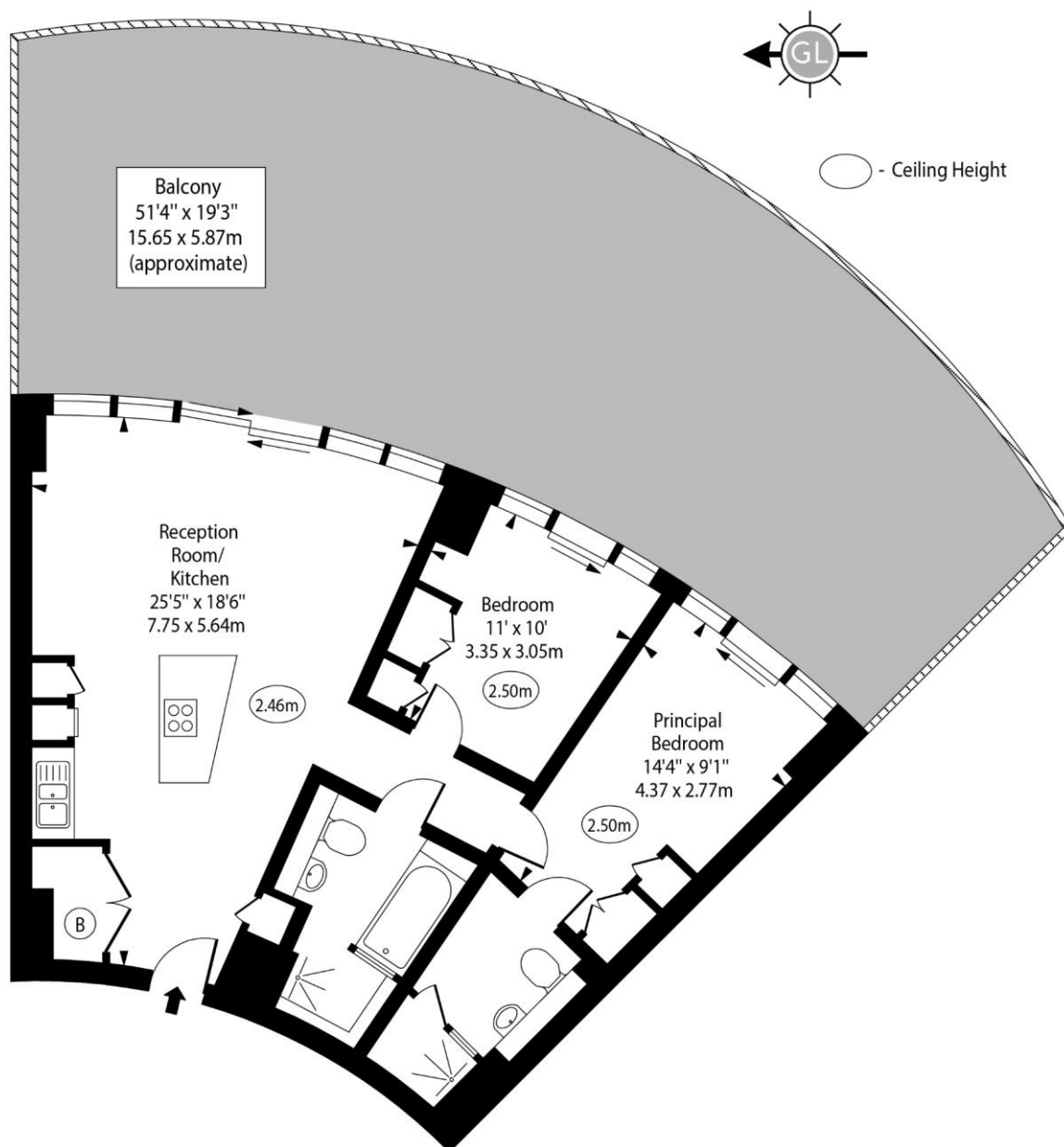
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|--------------------------|---|
| Tenure: | Leasehold – 981 years remaining approx. |
| Service Charge: | £5,757pa approx. |
| Ground Rent: | £750pa |
| Local Authority: | Tower Hamlets |
| Council Tax Band: | G |

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | 83 | 83 |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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Arena Tower,
Crossharbour Plaza, E14



Thirty Eighth Floor

Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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