



New Atlas Wharf

3 Arnhem Place, E14

Asking Price £650,000

This wonderfully presented two bedroom, two bathroom apartment located on the 5th floor in New Atlas Wharf, extends to approx 1007 square feet and has a private balcony and parking space.



New Atlas Wharf

3 Arnhem Place, E14

- 5th floor 2 bedroom 2 bathroom apartment with river views from the reception room
- East facing balcony
- 1007 sq ft
- Secure development: 24 hour concierge; residents' gym & sauna facilities on-site
- Secure underground parking space included
- Offered chain-free.
- EWS1 rating: B2.
- Service charge -£6,925.00pa approx.
- Ground Rent - £200pa



A spacious 5th floor 2 bedroom, 2 bathroom apartment in the New Atlas Wharf development. The apartment benefits from a large reception room with views of the river, 2 large bedrooms, one with ensuite and a separate kitchen. There is an East facing balcony adjoining the bedroom and Kitchen.

New Atlas Wharf is a secure, private development, with 24 hour concierge, residents' gym & sauna facilities. Architecturally interesting, the building is comprised of interlocked decagons, which mean that the properties contained therein offer a considerable amount of variety, & variance, with very few alike. New Atlas Wharf is located on Westferry Road approximately 1.2km from Canary Wharf Jubilee Line station or 800m from Crossharbour DLR station, & close to local bus routes.

A secure parking space is included. Offered chain-free.

NB. The building currently has a B2-rated EWS1 form, however, the developer (Persimmon Homes), as a signatory of the government's "Developer Pledge", has committed to covering the cost of, & carrying out the remediation works required in order to achieve a B1 EWS1 rating, & as such the building should be suitable for mortgage lending. Prospective buyers should check with their mortgage provider as to their criteria & requirements.

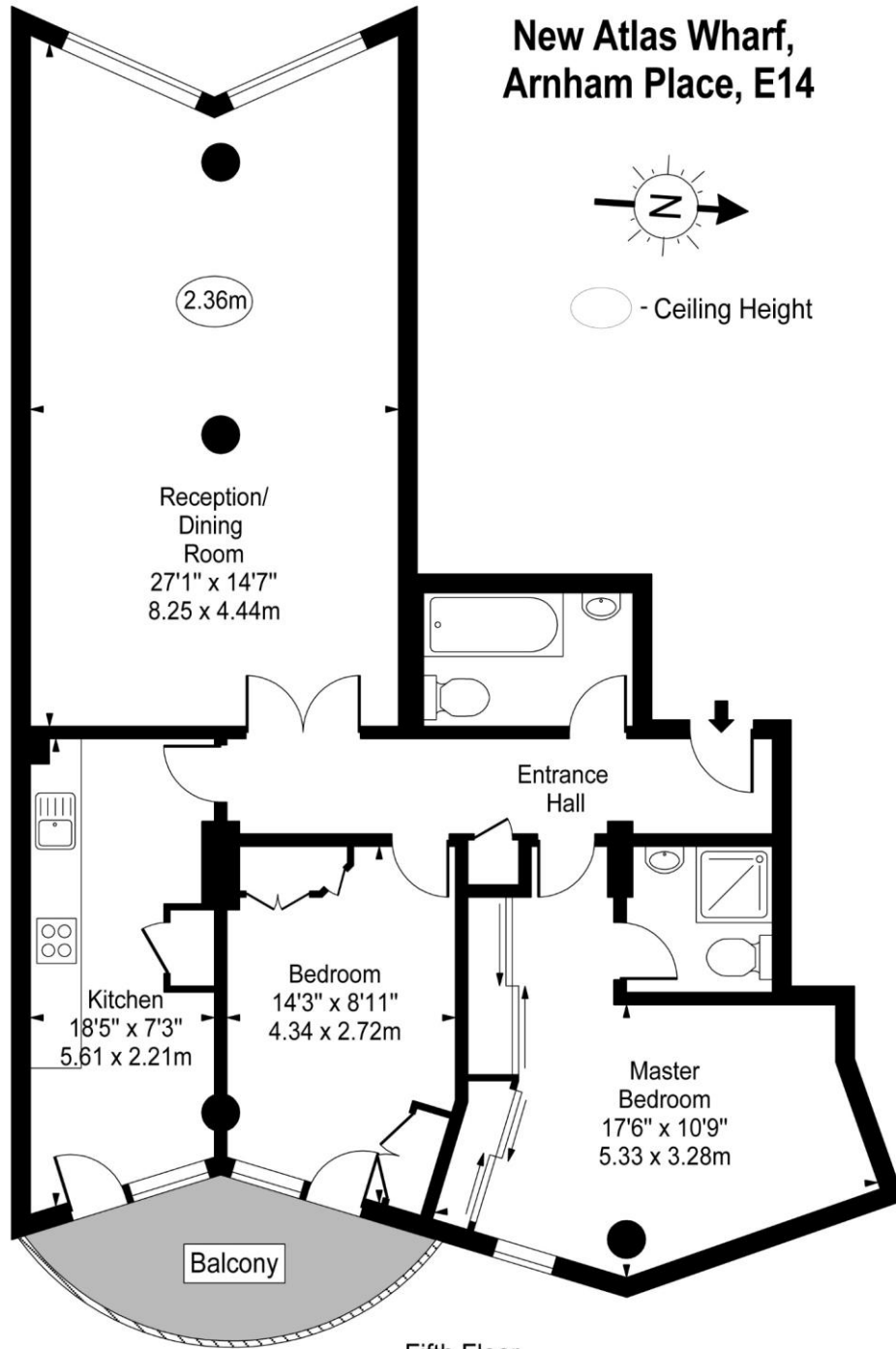
Tenure:	Leasehold – 100 years remaining approx.
Service Charge:	£6,925pa approx.
Ground Rent:	£200pa
Local Authority:	Tower Hamlets
Council Tax Band:	F

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		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
28 Harbour Exchange Square
London
E14 9GE
canarywharf@chestertons.co.uk
020 7510 8300
chestertons.co.uk

**New Atlas Wharf,
Arnhem Place, E14**



Fifth Floor

Approx Gross Internal Area 1007 Sq Ft - 93.55 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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