



# Ares Court

Homer Drive, E14

Asking Price £1,100,000

A rare and grandiose three bedroom, three bathroom Penthouse, laterally spread over the fourth floor of Ares Court, situated in the highly desirable and secure riverside development, Cyclops Wharf, Isle of Dogs E14.



# Ares Court

## Homer Drive, E14

- Stunning Three Bedroom Penthouse
- 2280 Square Feet.
- Three Bathrooms (Two En-suite)
- Three Roof Terraces.
- Two Underground Parking Spaces.
- Twenty Four Hour Concierge.
- Residents Gym and Swimming Pool
- Share of Freehold.



A rare and grandiose three bedroom, three bathroom Penthouse, laterally spread over the fourth floor of Ares Court, situated in the highly desirable and secure riverside development, Cyclops Wharf, Isle of Dogs E14. Located just a few minutes from Canary Wharf, this unique property offers nearly 2300 square foot of accommodation, which comprises of a superbly spacious reception room with high vaulted ceilings, a dedicated study space, three bedrooms (2 en suite), including one of the most spacious principal bedroom suites we have seen in a long time. There is also a further bathroom, walk in wardrobe and a utility room. There is ample storage as you would expect in such a large property! There are three terraces to enjoy all offering different aspects, including a favourable South West aspect towards the River Thames. The property comes with two underground parking spaces and a share of freehold. Cyclops Wharf Residents benefit from twenty four hour concierge, fully equipped gym, swimming pool, sauna and steam room, with fantastic transport links connecting Canary Wharf, Stratford and Bank within a half mile distance. The Thames Path is also very close by which allows a walk into Greenwich along the river and great for cyclists!

**Tenure:** Share of Freehold 993 years 1 months

**Service Charge:** £12761 approx.

**Ground Rent:** £0 N/A

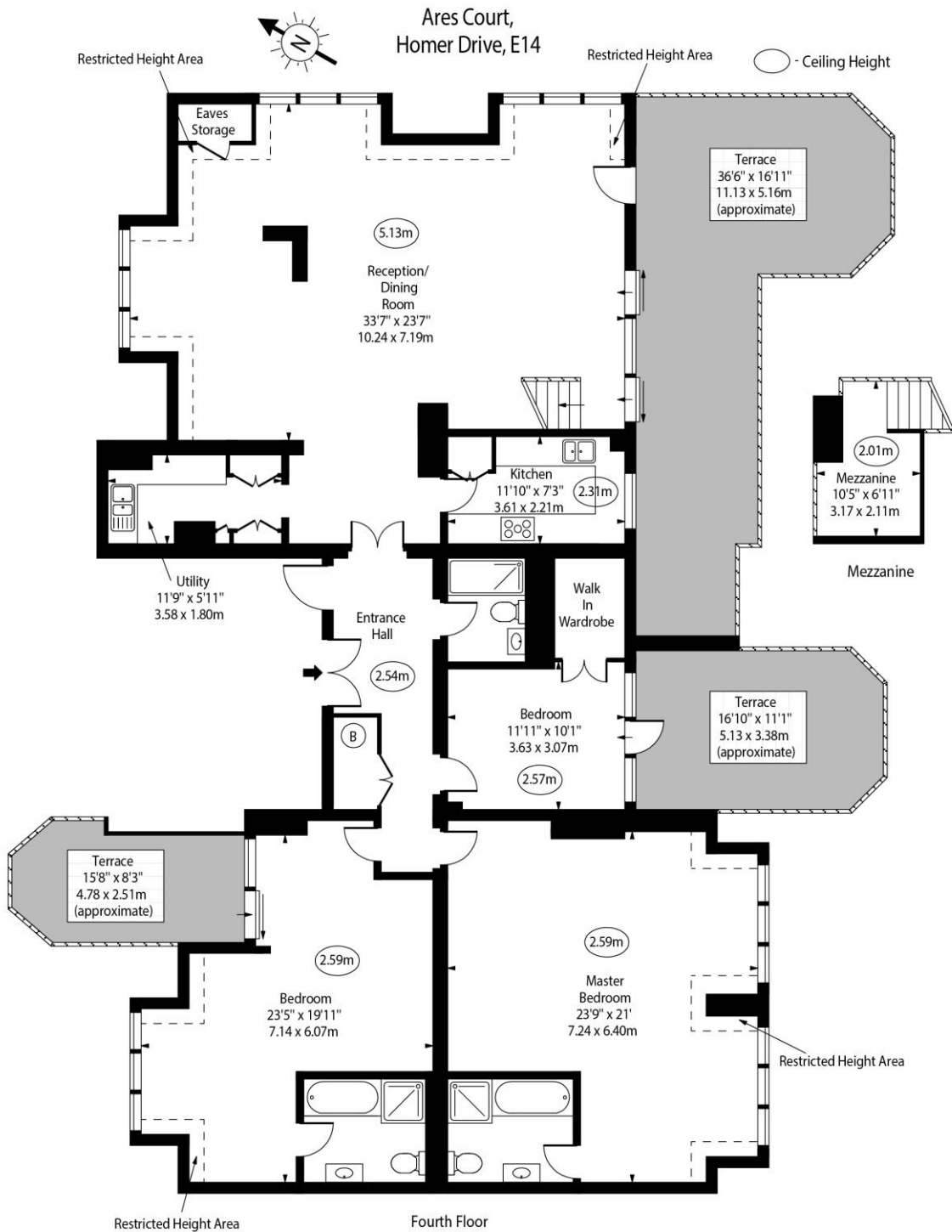
**Local Authority:** Tower Hamlets

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Canary Wharf & Greenwich Sales

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 020 7510 8300  
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Approx Gross Internal Area    2180 Sq Ft - 202.52 Sq M  
(Including Mezzanine)

Approx. Floor Area Including Restricted Heights    2280 Sq Ft - 211.81 Sq M  
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 016947E

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