

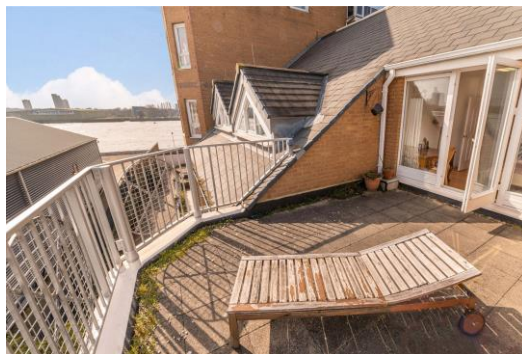


Ares Court

Homer Drive, E14

£1,000,000 Asking Price

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

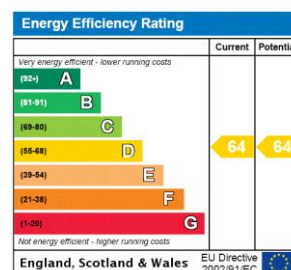
Homer Drive, E14

- Stunning Three Bedroom Penthouse
- 2280 Square Feet.
- Three Bathrooms (Two En-suite)
- Three Terraces.
- Two Underground Parking Spaces.
- Twenty-Four Hour Concierge.
- Residents Gym.
- Share of Freehold.
- Utility Room.
- Superb Location by River Thames.



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
Service Charge: £10138approx.
Ground Rent: £0



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Ares Court, Homer Drive, E14

Fourth Floor

Rooms and Dimensions:

- Reception/Dining Room:** 33'7" x 23'7" (10.24 x 7.19m)
- Kitchen:** 11'10" x 7'3" (3.61 x 2.21m)
- Utility:** 11'9" x 5'11" (3.58 x 1.80m)
- Entrance Hall:** (2.54m)
- Bedroom:** 11'11" x 10'1" (3.63 x 3.07m)
- Master Bedroom:** 23'9" x 21' (7.24 x 6.40m)
- Bedroom:** 23'5" x 19'11" (7.14 x 6.07m)
- Mezzanine:** 10'5" x 6'11" (3.17 x 2.11m)
- Terrace (Top Right):** 36'6" x 16'11" (11.13 x 5.16m (approximate))
- Terrace (Bottom Right):** 16'10" x 11'1" (5.13 x 3.38m (approximate))
- Terrace (Bottom Left):** 15'8" x 8'3" (4.78 x 2.51m (approximate))

Other Features:

- Restricted Height Area:** Indicated in several locations.
- Ceiling Height:** Indicated by a circle with a cross.
- Stairs:** Located in the central and right-hand sections.
- Walk In Wardrobe:** Located near the central stairs.
- Mezzanine:** Located on the right side of the plan.

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