



# New Providence Wharf

1 Fairmont Avenue, E14

Asking Price £625,000

A West-facing, interior-designed 892sq ft 3 bedroom 2 bathroom 2nd floor apartment in the sought-after New Providence Wharf development. The property has had new LED lighting, & a feature chandelier installed in the dining area. Valet parking is included. Offered chain-free.



# New Providence Wharf

1 Fairmont Avenue, E14

- 892sq ft 2nd floor 3 bedroom 2 bathroom apartment.
- Interior-designed with new LED lighting throughout.
- West-facing apartment with floor-to-ceiling windows & Juliet balconies.
- 24hr concierge & site security; large gym & 25m swimming pool, & sauna.
- Valet parking; offered chain-free.





A West-facing, interior-designed 892sq ft 3 bedroom 2 bathroom 2nd floor apartment in the sought-after New Providence Wharf development. The property has had new LED lighting, & a feature chandelier installed in the dining area. The property benefits from floor-to-ceiling windows throughout, with Juliet balconies in the reception room & bedrooms 1 & 2. The property overlooks the development's communal gardens, & offers views towards the river. Valet parking is included, & the property is offered chain-free.

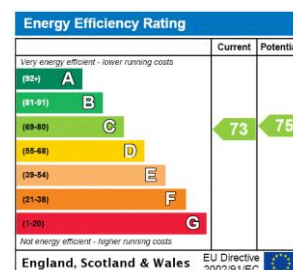
New Providence Wharf benefits from exceptional on-site facilities which include: 24 hour concierge & site security, a large residents' gym (which is on a par with many commercial gyms, & offers classes in its studios), a 25 metre swimming pool, Jacuzzi pool, sauna & steam room.

New Providence Wharf is located a stone's throw from Blackwall DLR station for easy access to The City & to City Airport. Canary Wharf's business district, Jubilee Line station & Elizabeth Line station are all within easy reach. Local amenities include a couple of convenience stores, an on-site cafe, Radisson Hotel, & nearby Italian restaurant. At Canary Wharf, a panoply of shops, bars, cafes, & restaurants can be found to satisfy all tastes.

New Providence Wharf has recently had its exterior wall system, balconies & cladding upgraded by the freeholder, & will shortly be in receipt of a B1-rated EWS1 form satisfactory for all mortgage lenders.

**Tenure:** Leasehold – 977 years remaining approx.  
**Service Charge:** Service Charge: £5871pa approx.  
 Reserve Fund: £896pa approx.  
 Valet Parking Charge: £1029pa approx.

**Ground Rent:** £500pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** F

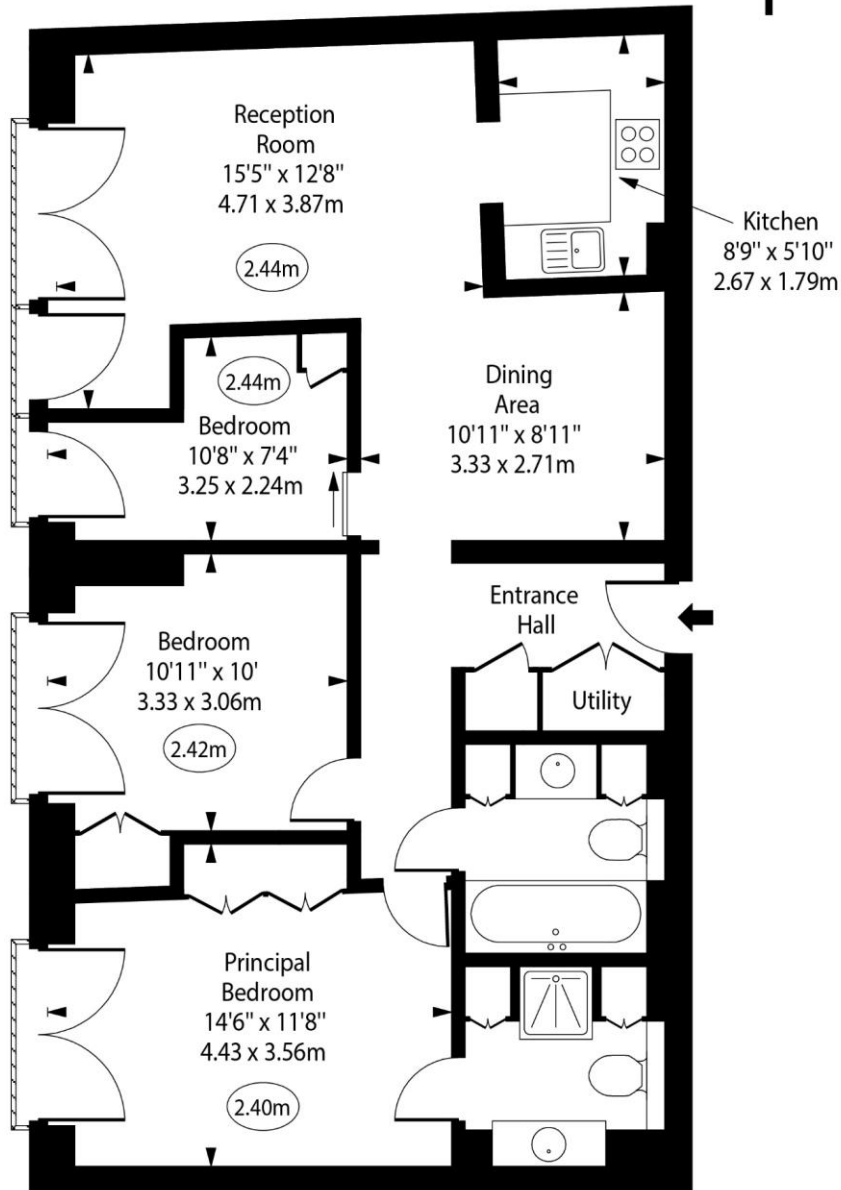
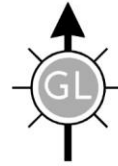


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# New Providence Wharf, Fairmont Avenue, E14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      892 Sq Ft - 82.87 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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