

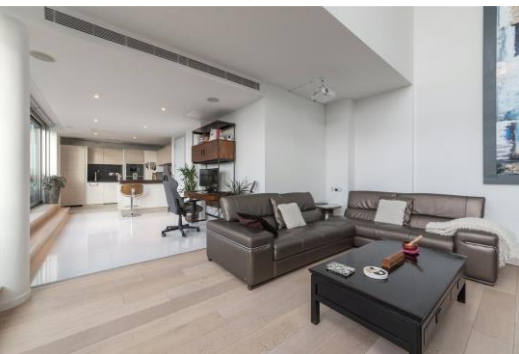


Baltimore Wharf

London, E14

Asking Price £950,000

A stunning duplex two bedroom apartment, one of the 'Premier' Baltimore Wharf specification which comes with air conditioning and located over the 11th and 12th floor of the highly desirable Baltimore Wharf development, overlooking Millwall Dock.



Baltimore Wharf

London, E14

- 'Premier' Two Bedroom Baltimore Wharf Apartment.
- Two Bathrooms.
- Guest Cloakroom.
- Stunning Views.
- Air Conditioning.
- Underfloor Heating.
- Superb Location.
- Free Membership to Nuffield Baltimore Wharf.
- 10th/11th Floor Duplex



A stunning duplex two bedroom apartment, one of the 'Premier' Baltimore Wharf specification which comes with air conditioning and located over the 11th and 12th floor of the highly desirable Baltimore Wharf development, with far reaching westerly views over the Millwall Dock.

There is 1130 sqft of accommodation and comprises of open plan living space, with a living room offering double height ceiling's floor to ceiling windows, a sleek modern kitchen with breakfast bar and a ground floor toilet / utility area.

On the first level, are two double bedrooms both offering great views overlooking Millwall Dock, one with a shower room en-suite and the another with a bathroom en-suite.

As a premier unit the property benefits from air conditioning throughout and heated underfloor, wall and mirrors to each bathroom.

The property also has its own spacious private balcony with far reaching westerly views over Millwall Dock, famous locally for its array of water sport and home to Docklands Sailing Club.

Baltimore Wharf offers a 24-hour concierge service, brasserie, bar, restaurant and free membership to the exclusive Baltimore Wharf Nuffield Health Fitness Centre, rated as one of Canary Wharf's best gyms.

The area is served locally by many bars, restaurants and cafes and just a short walk or minutes on the DLR to both Canary Wharf and Greenwich with their fantastic array of cafes, restaurants, shops and markets. Crossharbour DLR is 16 minutes into Bank station.

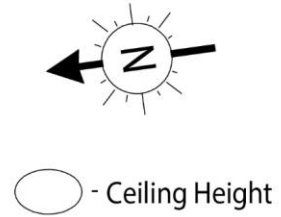
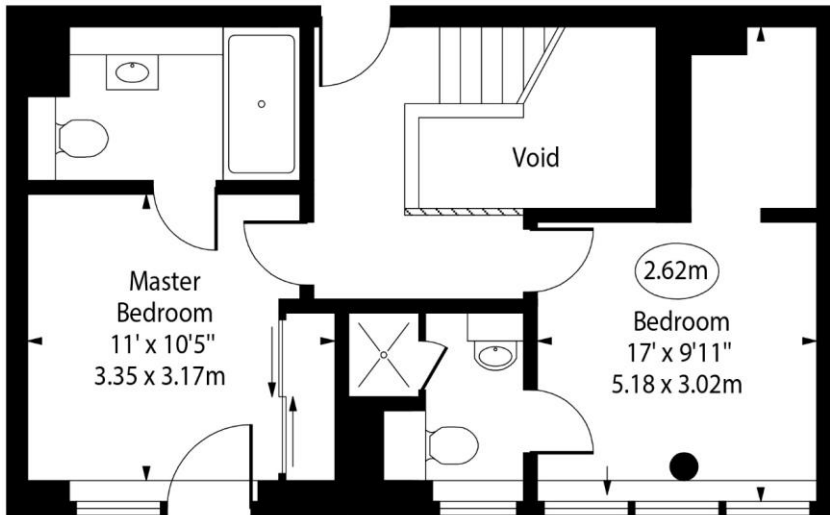
Tenure: Leasehold – 982 years remaining approx.
Service Charge: £8,677pa approx.
Ground Rent: £500pa
Local Authority: Tower Hamlets
Council Tax Band: F

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient – higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

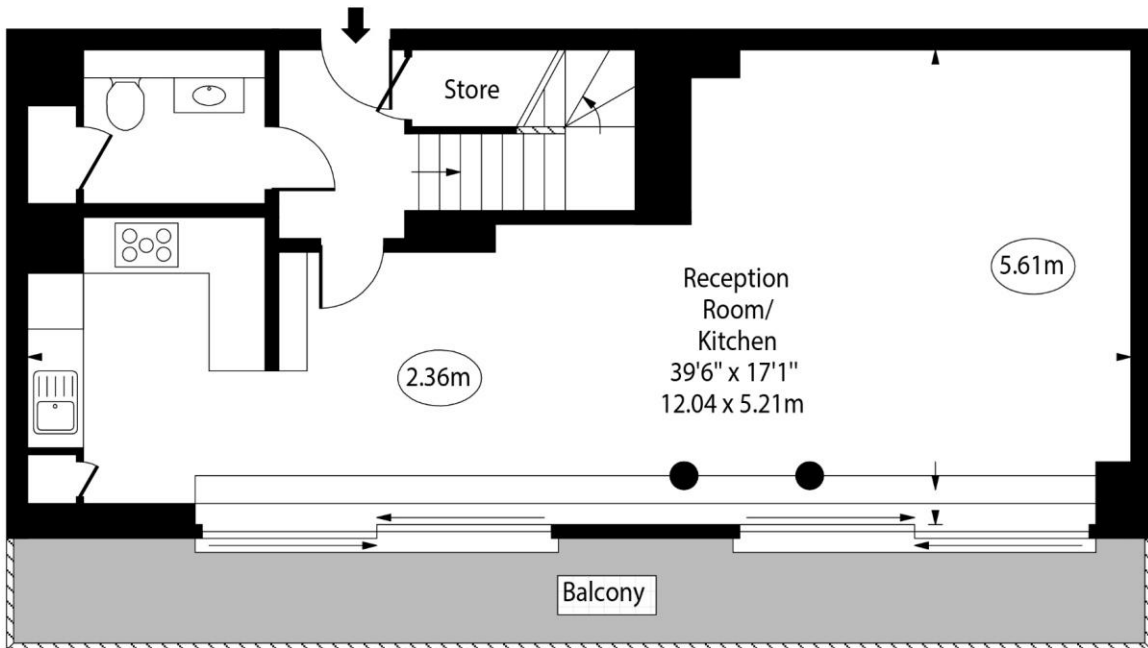
Chestertons Canary Wharf & Greenwich Sales

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Baltimore Wharf, E14



Twelfth Floor



Eleventh Floor

Approx Gross Internal Area 1130 Sq Ft - 104.98 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 016804K

