



Charrington Tower

11 Biscayne Avenue, E14

Asking Price £925,000

An extremely spacious & bright South & West-facing 38th floor 2 bedroom 2 bathroom apartment with 2 balconies in the prestigious Charrington Tower at New Providence Wharf. The apartment boasts floor-to-ceiling windows throughout & jaw-dropping views.



Charrington Tower

11 Biscayne Avenue, E14

- 976sq ft 38th floor 2 bedroom 2 bathroom apartment with 2 balconies.
- High-spec internal finish; floor-to-ceiling windows throughout.
- Sought-after residential development with 24hr concierge & high-end leisure facilities.
- Good location close to Blackwall DLR station & Canary Wharf Elizabeth & Jubilee Line stations.



An extremely spacious & bright South & West-facing 38th floor 2 bedroom 2 bathroom apartment with 2 balconies in the prestigious Charrington Tower at New Providence Wharf. The apartment boasts floor-to-ceiling windows throughout & jaw-dropping, panoramic views over The River Thames, O2 Centre, down towards Greenwich & towards Canary Wharf & The City. The reception room is very spacious, semi-open plan with a well-equipped kitchen filled with German appliances. Both bedrooms are proper doubles, with the principal bedroom being a particularly good size, & benefitting from an en suite shower room. There is a further bathroom & generous storage in addition.

Charrington Tower residents benefit from high end leisure facilities: a large, & very well-equipped gym, 25 metre swimming pool, sauna & steam room. Additionally the development offers 24 hour concierge & site security for the benefit & safety of its residents. Charrington Tower is located to the East of Canary Wharf, close to Blackwall DLR station for convenient access to The City, with the Canary Wharf Elizabeth & Jubilee Line stations also within easy reach. London City Airport is easily accessible via the DLR.

A satisfactory EWS1 form is available for the building, & the property is offered chain-free.

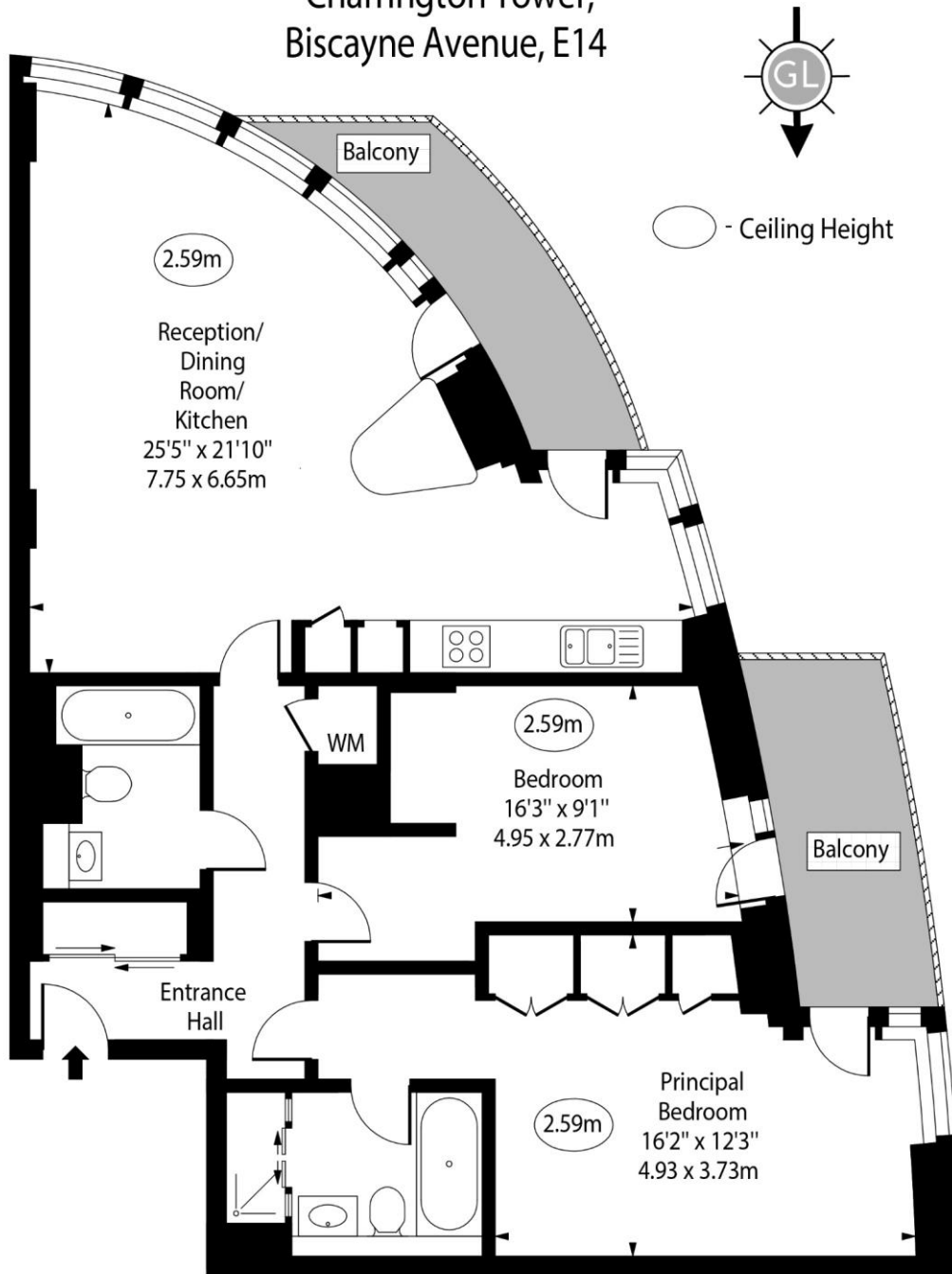
Tenure: Leasehold – 985 years remaining approx.
Service Charge: £7,414pa approx.
Ground Rent: £750pa
Local Authority: Tower Hamlets
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

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Charrington Tower,
Biscayne Avenue, E14



Thirty Eighth Floor

Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024398M

