



New Providence Wharf

1 Fairmont Avenue, E14

Offers in Excess of £1,250,000

A spectacular triple-aspect 15th floor 3 bedroom 3 bathroom penthouse apartment with exceptional river views & an enormous private river-facing roof terrace of approx. 3,000sq ft in the sought-after New Providence Wharf development. Valet parking for 2 cars is included & the property is offered chain-free.



New Providence Wharf

1 Fairmont Avenue, E14

- 15th floor 3 bedroom 3 bathroom penthouse apartment.
- Triple aspect with direct river views, & views towards Canary Wharf.
- Huge private roof terrace of approx. 3,000sq ft offering panoramic views.
- Exceptional residents' facilities on-site, inc: 24hr concierge; 25m pool & gym.
- Valet parking for 2 cars included.
- Offered chain-free.



A spectacular 1900sq ft (including stores) triple-aspect 15th floor 3 bedroom 3 bathroom penthouse apartment with exceptional river views & an enormous river-facing roof terrace in the sought-after New Providence Wharf development. The apartment also benefits from views towards Canary Wharf, over the Poplar Marina & Blackwall Basin.

New Providence Wharf boasts excellent on-site facilities including 24 hour concierge & site security, a large & well-equipped residents' gym, 25 metre swimming pool, Jacuzzi pool, plus sauna/steam room. The development is located conveniently close to Blackwall DLR station for easy access to Canary Wharf & The City. The Elizabeth Line (formerly Crossrail) station at Canary Wharf, is situated approximately 800m away.

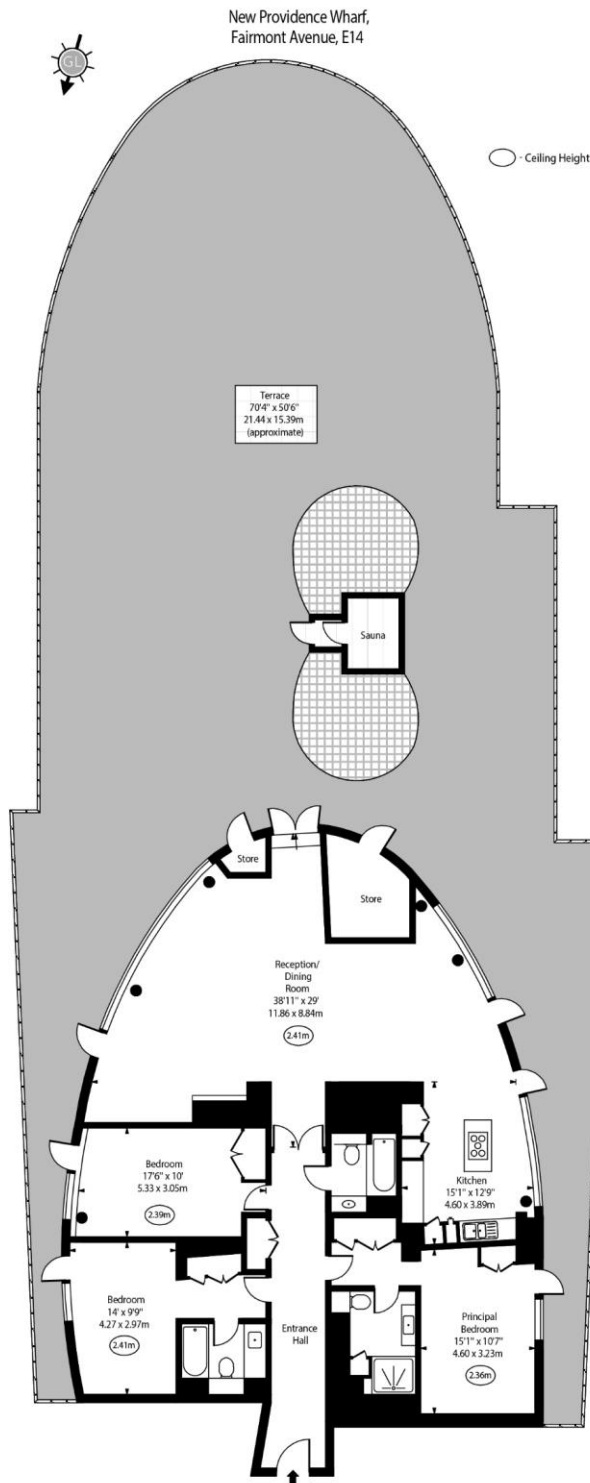
Valet parking is included for 2 vehicles & the property is offered chain free.

Tenure:	Leasehold – 976 years remaining approx.
Service Charge:	£16,971pa approx.
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E	60	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Fifteenth Floor

Approx Gross Internal Area 1815 Sq Ft - 168.61 Sq M
(Excluding Stores)

Approx Gross Internal Area 1900 Sq Ft - 176.51 Sq M
(Including Stores)

For Illustration Purposes Only - Not To Scale
www.goldiens.co.uk
Ref. No. 024684M

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