



Charrington Tower

11 Biscayne Avenue, E14

Asking Price £800,000

An extremely spacious & bright South & West-facing 22nd 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 & superb views. Valet parking is included & the property is sold chain-free.



Charrington Tower

11 Biscayne Avenue, E14

- 976sq ft 22nd 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.
- Valet parking included; sold chain-free.



An extremely spacious & bright South & West-facing 22nd 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 & offering expansive views over The River Thames, O2 Centre, down towards Greenwich & towards Canary Wharf & The City.

The reception room is very spacious and semi-open plan, with a well-equipped kitchen, filled with German appliances. Both bedrooms are proper doubles, with the principal bedroom being of a particularly good size, and benefitting from an en-suite shower room. There is a further family 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, valet parking for 1 car is included, & the property is offered chain-free.

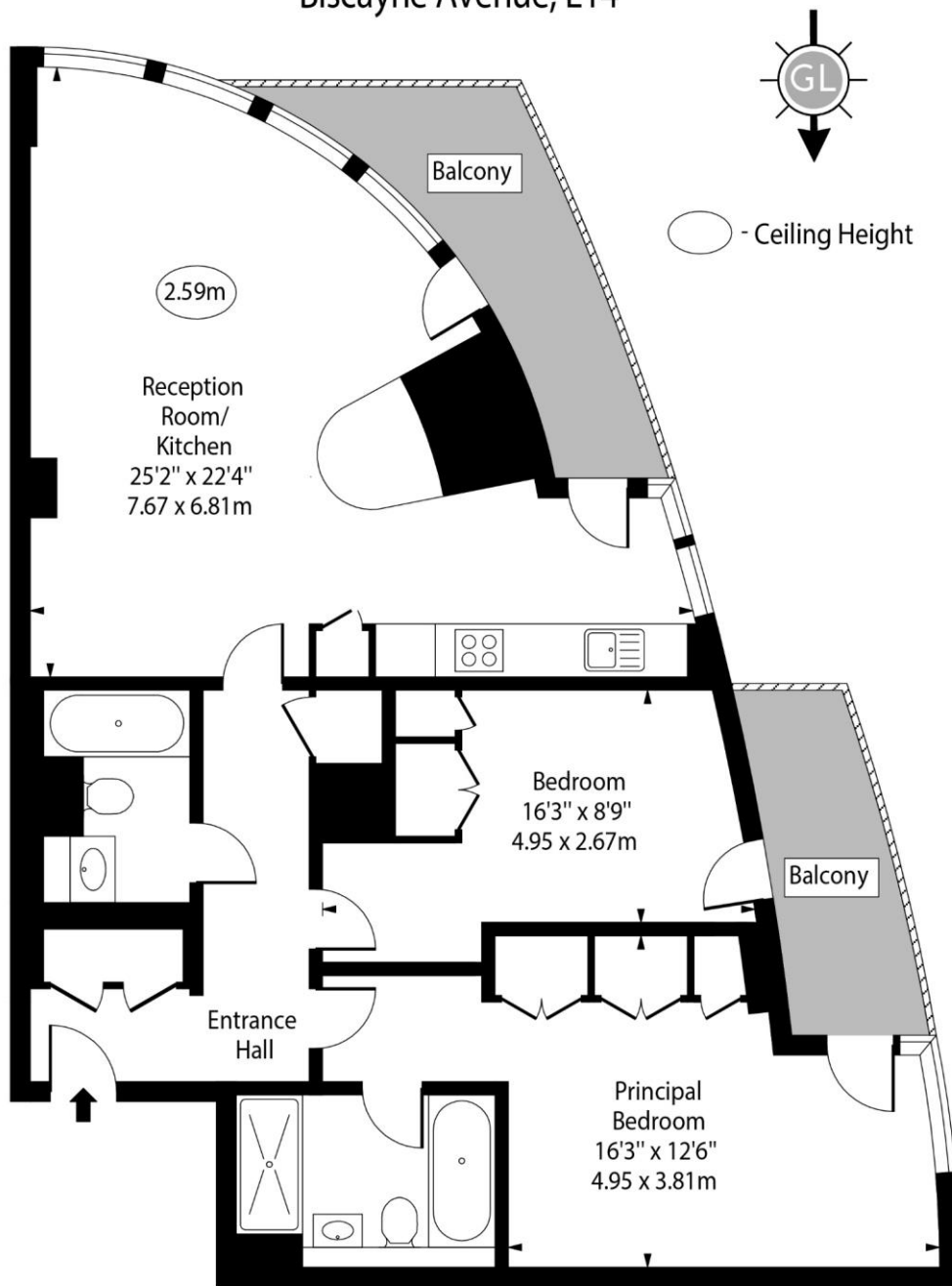
Tenure: Leasehold - 985 years remaining approx.
Service Charge: £9,131pa approx.
Ground Rent: £800pa
Local Authority: Tower Hamlets
Council Tax Band: F

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



Twenty Second Floor

Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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