

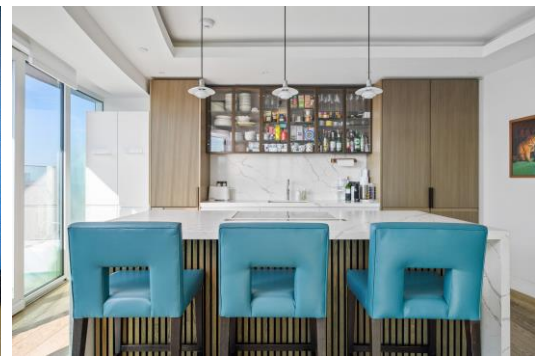


Arena Tower

25 Crossharbour Plaza, E14

Asking Price £3,000,000

Live on top of the world! Well, on the top (44th & 45th) floors of an iconic modern development designed by Skidmore Owings & Merrill architects: an eye-catching, one-of-a-kind building of glass & steel, with beautiful curvature from the ground up.



Arena Tower

25 Crossharbour Plaza, E14

- 2622sq ft 3-4 bedroom 44th & 45th floor duplex penthouse apartment.
- Private roof terrace of over 800sq ft.
- Jaw-dropping views West towards The City, & South over Greenwich.
- Ultra-modern, high-end finish.
- 24hr concierge; residents' cinema; valet parking.
- Access to Nuffield Health Baltimore Wharf: huge gym / 25m swimming pool.
- Excellent location close to Canary Wharf (Jubilee Line & Elizabeth Line).
- Crossharbour DLR station within 150m.



A singular 44th & 45th floor 3-4 bedroom duplex penthouse apartment in Arena Tower: an iconic modern development designed by Skidmore Owings & Merrill architects. An eye-catching, one-of-a-kind building of glass & steel, with beautiful curvature from the ground up, the development is quite uniquely-designed to maximise the apartments' outside space.

The apartment offers an abundance of internal space, with excellent natural light throughout the property due to the excellent Westerly/South-Westerly aspect & floor-to-ceiling windows throughout. The reception area boasts double-height ceilings & a grandeur befitting a bona fide penthouse apartment, enjoying a wonderful flow to the space. The living area adjoins the dining room (complete with voluminous custom wine storage), which sits conveniently next to the kitchen (which is fitted with high-end Miele appliances & boasts double ovens). All rooms on the 44th floor have access to the large, private roof terrace of over 800sq ft which offers towering views over London: towards The City to the West, & over Greenwich to the South/Southwest. Additionally, on the 44th floor there is a guest W/C & 2 generous storage cupboards. Upstairs, up a suitably grand spiral staircase, is a well-organised 45th floor complete with 3 bedrooms, & 3 bathrooms, plus a study. The principal bedroom comes complete with en suite bathroom; & all 3 bedrooms are catered for with plentiful storage.

Arena Tower residents enjoy a host of elite amenities, with access to a state-of-the-art split-level gymnasium, a 25m swimming pool, steam room & private cinema, as well as 24hr concierge & on-site security. EWS1 compliant. The property comes with 2 valet parking spaces.

Tenure: Leasehold – 981 years remaining approx.
Service Charge: £22,837pa approx.
Ground Rent: £1000pa
Local Authority: Tower Hamlets
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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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Arena Tower,
 Crossharbour Plaza, E14
 Approximate Gross Internal Area = 2622 sq ft / 243.58 sqm
 Approximate Terrace Area = 836 sq ft / 77.66 sqm



Forty Fourth Floor

Forty Fifth Floor

Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only
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