



New Providence Wharf

1 Fairmont Avenue, E14

Offers in excess of £600,000

A 1023sq ft 5th floor 2 bedroom 2 bathroom apartment in the sought-after New Providence Wharf development. The apartment benefits from a very spacious South-facing reception room with balcony overlooking the river & O2 Centre. Valet parking included. Offered chain-free.



New Providence Wharf

1 Fairmont Avenue, E14

- 1023sq ft 5th floor 2 bedroom 2 bathroom apartment with balcony.
- Large, South-facing reception room overlooking The River Thames & O2 Centre.
- Large residents' gym, 25m swimming pool, Jacuzzi, sauna & steam room.
- 24hr concierge & site security.
- Valet parking included; offered chain-free.



One of the larger 2 bedroom apartments in New Providence Wharf, boasting a very sizeable South-facing reception room with adjoining balcony overlooking The River Thames offering views of the river & O2 Centre. The property is located on the 5th floor & also benefits from a separate, fully-fitted kitchen. Both bedrooms are generous doubles, one with en suite & dual built-in wardrobes.

New Providence Wharf is a "lifestyle" development par excellence, offering residents exclusive use of the enormous gym at Charrington Tower, its 25 metre swimming pool (plus Jacuzzi pool & sauna facilities), 24 hour concierge, & valet parking facility. New Providence Wharf is conveniently located for Canary Wharf business district, shopping centre, & excellent transport links which include: Elizabeth Line, Jubilee Line, & DLR (Blackwall station is very nearby) connections for easy access to The City, West End, City & Heathrow Airports. There are also cafes, convenience stores, & a hotel very close by.

Valet parking included & offered chain-free.

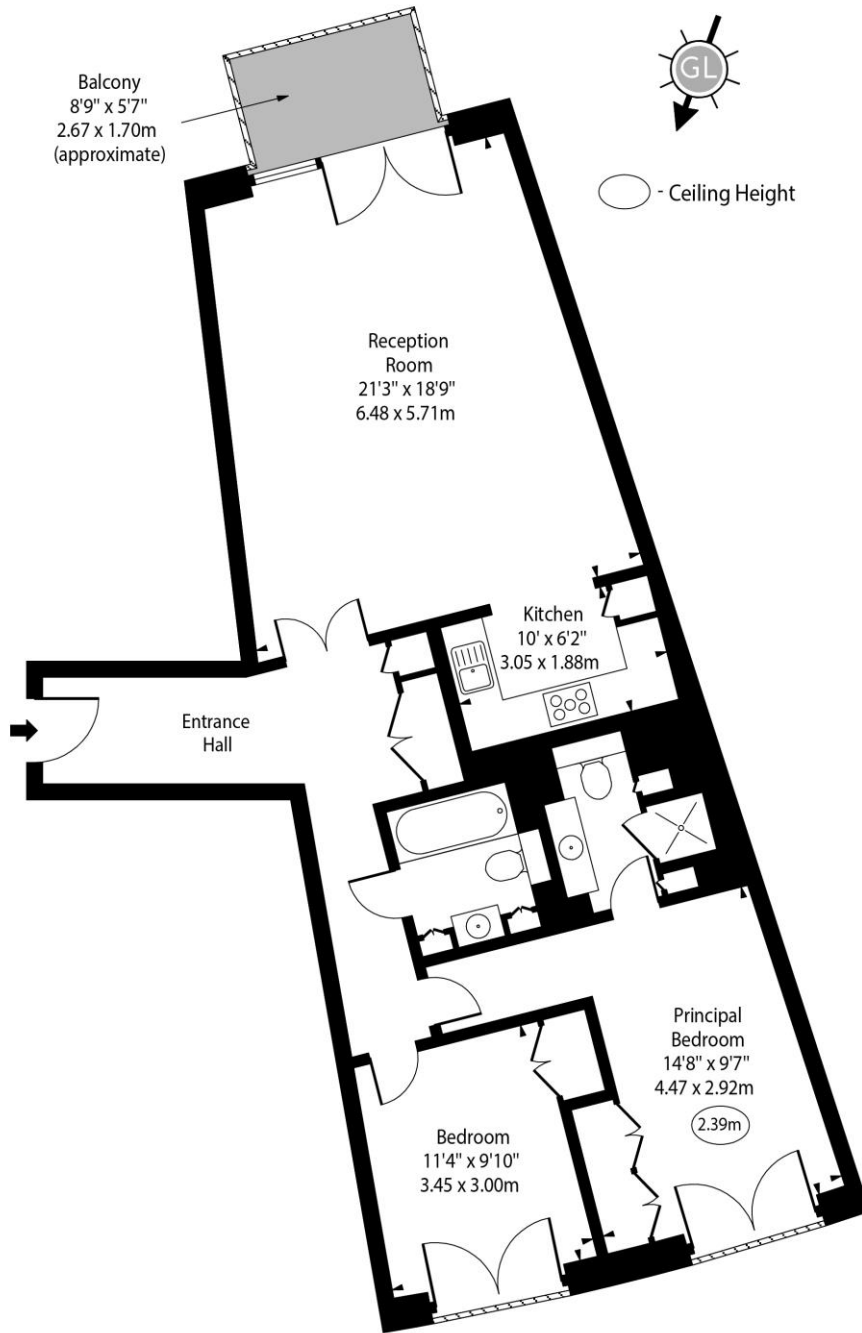
Tenure: Leasehold – 976 years remaining approx.
Service Charge: £9,952pa approx.
Ground Rent: £350pa doubling every 25 years for the 1st 100 years of the term
Local Authority: Tower Hamlets
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	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

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

New Providence Wharf,
Fairmont Avenue, E14



Fifth Floor

Approx Gross Internal Area 1023 Sq Ft - 95.04 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025904K

