



Roosevelt Tower

18 Williamsburg Plaza, E14

Asking Price £600,000

A luxury two bedroom, two-bathroom apartment set on the tenth floor of Roosevelt Tower, part of the stunning Manhattan Plaza Development in Blackwall E14. Offering 835 sq ft of space, with floor to ceiling windows, private balcony and parking space.



Roosevelt Tower

18 Williamsburg Plaza, E14

- Stunningly spacious two bedroom modern apartment
- Private balcony
- Parking space
- Two bathrooms (Inc Principal En-Suite)
- Communal roof terrace with stunning panoramic views Underfloor heating
- 24Hr concierge
- Luxury residents gym
- Superbly connected for Crossrail/DLR/Canary wharf secure cycle storage.



A luxury two bedroom, two-bathroom apartment set on the tenth floor of Roosevelt Tower, part of the stunning Manhattan Plaza Development in Blackwall E14. This wonderful lifestyle development was built by Telford Homes and offers luxury modern living close to Canary Wharf. The property offers 835 sqft of internal space with floor to ceiling windows, a private balcony, underfloor heating and Urban Myth designed fittings and integrated Smeg appliances, full fibre Broadband.

Roosevelt Tower benefits from a fully fitted air-conditioned gym and studio, a sumptuous entrance lobby, cycle storage and a stunning communal rooftop terrace offering 360-degree views of Canary Wharf, The Shard, O2 and the River Thames. Manhattan Plaza is well positioned for everything the city has to offer. Blackwall DLR is within a few hundred yards, whilst those wishing to access the Jubilee and Elizabeth line at Canary Wharf can do so within an approximately ten minute walk. Local amenities and coffee shops are within easy reach, while the malls of Canary Wharf are within 500 metres.

Tenure: Leasehold 990 years 10 months

Service Charge: £6401.56 - Apartment service charge £5693.70 pa.
Parking space service charge £707.86 pa.

Local Authority: Tower Hamlets

Council Tax Band: E

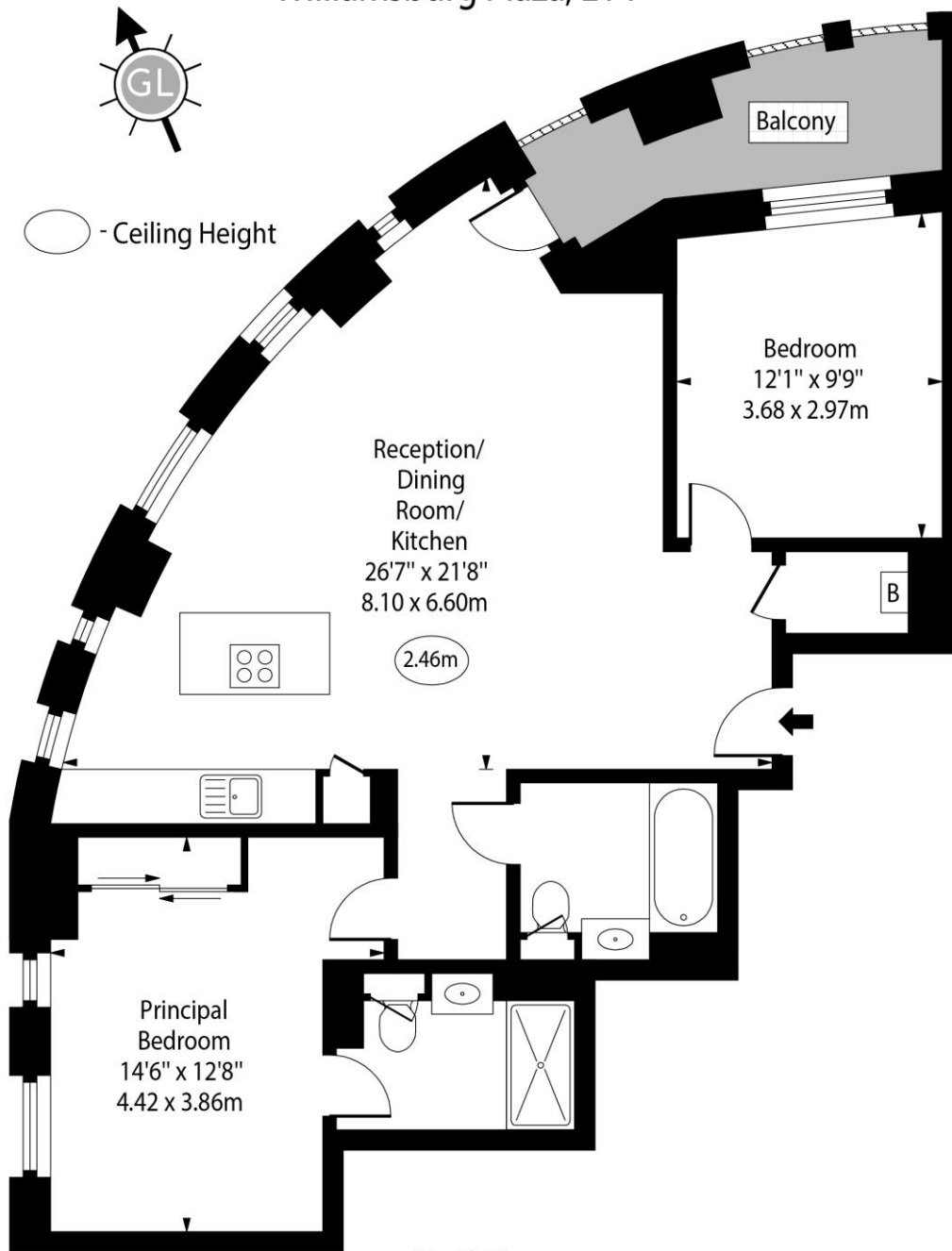
Ground Rent: £600 review date 31st December 2028 and every 10th anniversary of that date and increase as per term set in lease.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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Tenth Floor

Approx Gross Internal Area 835 Sq Ft - 77.57 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025694K

