



# Arena Tower

25 Crossharbour Plaza, E14

Asking Price £1,250,000

A spectacular West-facing 39th floor 3 bedroom 2 bathroom apartment with enormous private terrace in Arena Tower, by Crossharbour. The apartment offers mind-blowing views towards The City, down to Greenwich, & to Canary Wharf. Valet parking included.



# Arena Tower

## 25 Crossharbour Plaza, E14

- 1340sq ft 39th floor 3 bedroom 2 bathroom apartment.
- Private terrace in excess of 1000sq ft.
- Panoramic views encompassing Greenwich, the Outer Millwall Dock, The City, & Canary Wharf.
- Premium on-site facilities include: 24hr concierge, Nuffield Health gym, & 25m swimming pool.
- Valet parking; EWS1 compliant; offered chain-free.



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The apartment boasts floor-to-ceiling windows throughout, allowing an abundance of light into the apartment. The apartment features high quality modern fixtures & fittings throughout, including kitchens by Rabih Hage, engineered oak flooring, & comfort cooling in every principal room. The apartment also possesses panoramic views: down to Greenwich, over the Outer Millwall Dock, towards The City, & to Canary Wharf.

Arena Tower offers residents excellent facilities, including: 24 hour concierge, & access to the Nuffield Health Baltimore Wharf health & wellness centre with features an enormous gym facility, set over 2 levels which even includes a boxing ring, as well as a 25 metre swimming pool.

**Tenure:** Leasehold 980 years approx. remaining.

**Service Charge:** £11,800 pa approx.

**Ground Rent:** £1,000 pa

**Local Authority:** Tower Hamlets

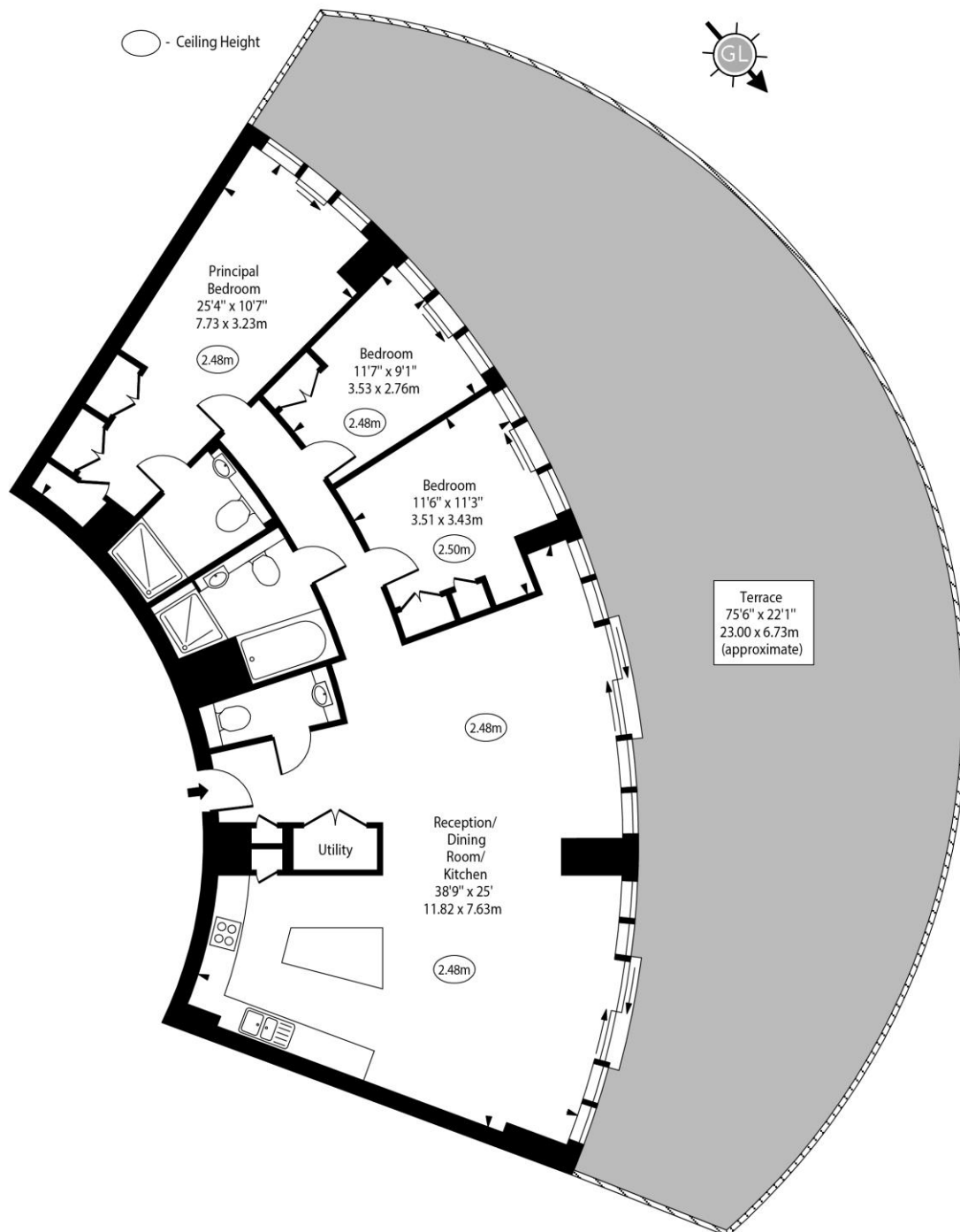
**Council Tax Band:** H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:canarywharf@chestertons.co.uk)  
 020 7510 8300  
[chestertons.co.uk](http://chestertons.co.uk)

Arena Tower,  
Crossharbour Plaza, E14



Thirty Ninth Floor

Approx Gross Internal Area 1340 Sq Ft - 124.49 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 019960K