



Wards Wharf Approach

London, E16

Asking Price £1,250,000

A truly outstanding 2800sq ft 16th & 17th floor 3 bedroom duplex penthouse apartment commanding the South & West aspect of the tower, overlooking the River Thames & Thames Barrier in the Tradewinds development, close to Pontoon Dock DLR Station. 2 secure, allocated parking spaces are included.



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- 2800sq ft 16th & 17th floor 3 bedroom duplex penthouse apartment.
- 2 private terraces overlooking the River Thames & Thames Barrier.
- Commanding 270 degree views encompassing the river & towards Canary Wharf.
- Secure, gated residential development with 24hr concierge; residents' gym & business centre.
- Located close to Pontoon Dock DLR station; 2 allocated parking spaces included.
- A1-rated EWS1 form - universally acceptable to all lenders.



A truly outstanding 2800sq ft 16th & 17th floor 3 bedroom duplex penthouse apartment commanding the South & Westerly aspects of the tower, overlooking the River Thames & Thames Barrier in the Tradewinds development at Ward's Wharf Approach. The apartment boasts incomparably majestic views over The River Thames, Thames Barrier, & over Barrier Park, towards North Greenwich & Canary Wharf in the distance.

The property benefits from 2 private terraces overlooking the river, which are approximately 1000sq ft combined. The 16th floor is a huge, flowing space, from the entrance, via reception room, & dining room, to the brand new, handmade & fitted kitchen, with floor-to-ceiling windows throughout, which flood the apartment with natural light. Additionally on the lower level is a sizeable double bedroom, with en suite, as well as a guest cloak room. On the upper level is the master bedroom suite, which comprises an appropriately impressive bedroom, incorporating a comparably grand en suite bathroom which incorporates dual "his 'n' hers" hand basins, separate bath & walk-in shower, toilet & bidet, & finally a separate study area which adjoins the apartment's 2nd private terrace. Additionally there is another double bedroom, also with en suite.

Tradewinds is a secure, private, residential development which benefits from 24 hour concierge, a residents' gym, & business centre, & is located close to Pontoon Dock DLR Station for easy access to Canary Wharf, The City, & London City Airport.

2 secure, allocated parking spaces are also included.

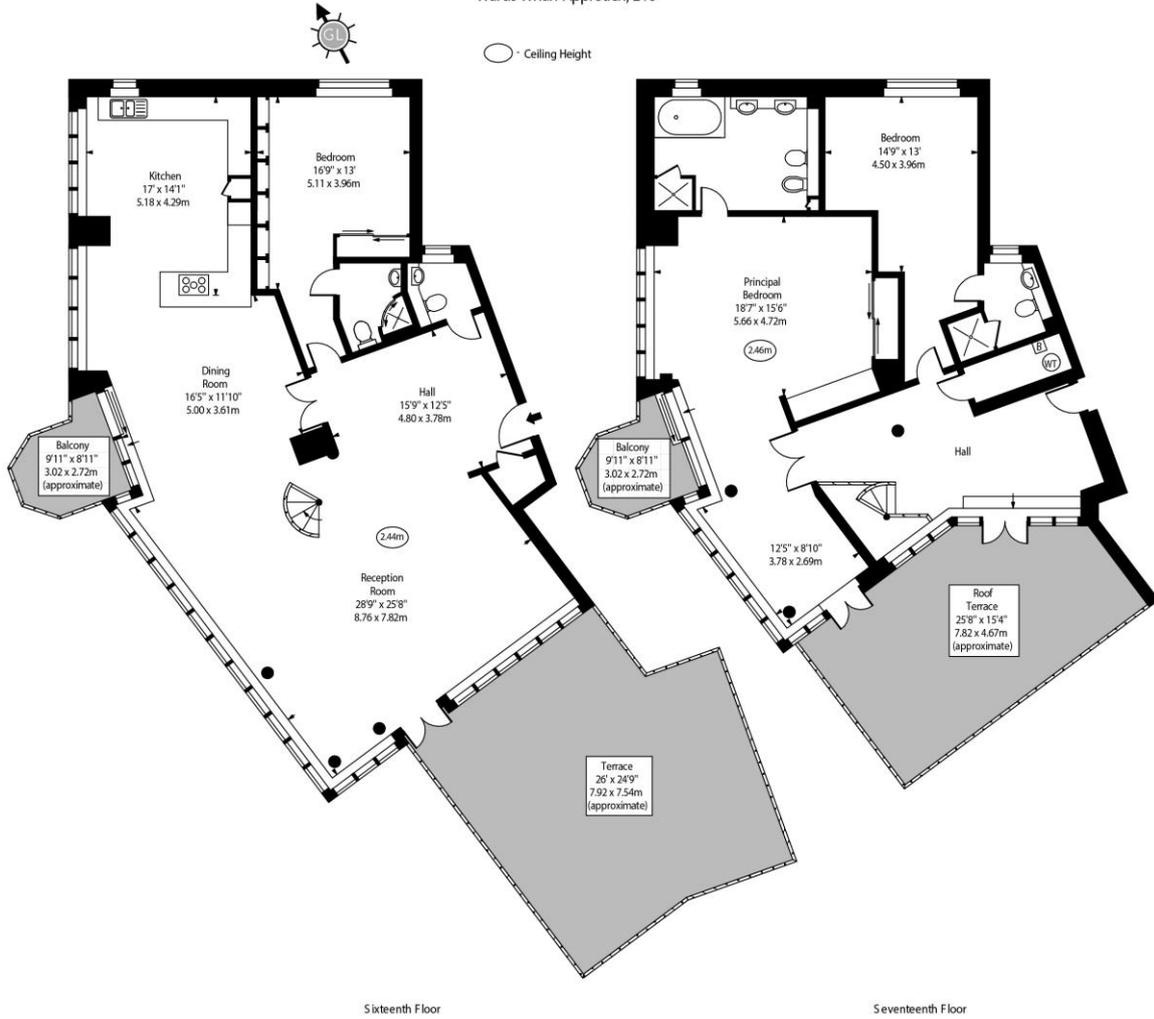
Tenure: Leasehold – 975 years remaining approx.
Service Charge: £7,414 approx.
Ground Rent: £315pa – reviewed every 21 years from commencement date
Local Authority: Newham
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-)	A		
(81-91)	B	81	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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Approx Gross Internal Area 2800 Sq Ft - 260.12 Sq M

For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
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