



Baltimore Wharf

London, E14

Asking Price £1,650,000

A 13th floor 1500sq ft 2 bedroom penthouse apartment with a huge West-facing private terrace overlooking the dock in the Baltimore Wharf development. The apartment benefits from floor-to-ceiling windows throughout, high ceilings, & secure parking.



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- 1500sq ft dual-aspect (East / West) 2 bedroom 2 bathroom penthouse apartment.
- Huge dock-facing private terrace in excess of 1400sq ft.
- Sought-after modern development.
- 24hr concierge; residents' gym & 25m swimming pool.
- Close to Crossharbour DLR station & nearby amenities.
- B1-rated, universally-acceptable EWS1 form.
- Valet parking for 1 car; offered chain-free.



A spectacular, interior-designed 13th floor 1500sq ft 2 bedroom 2 bathroom penthouse apartment in the sought-after Baltimore Wharf development. The apartment is broadly West-facing & boasts a huge (in excess of 1400sq ft approx.), private, dock-facing terrace, direct dock views, high ceilings throughout, & comfort-cooling throughout the apartment. The apartment benefits from an abundance of natural light, due to its dual aspect & floor-to-ceiling windows, a high specification interior finish throughout, as well as a very large open-plan kitchen / reception which is perfect for dinner parties & entertaining.

Baltimore Wharf residents enjoy excellent on-site facilities, including: 24 hour concierge, a very large gym (set over 2 levels, & including a boxing ring), & a 25 metre swimming pool. Baltimore Wharf is conveniently located for dockside walks up & down the Outer Millwall Dock, down to Greenwich (via the Greenwich Foot Tunnel), & the wide, open, green spaces of Millwall Park are just a stone's throw away. Canary Wharf's business district, shopping centre & Jubilee Line & Elizabeth Line stations are located within 1-1.5km. Crossharbour DLR station is located within 200m, as are the various amenities, shops, cafes, takeaways on Pepper Street. Within 500m approx are an Asda superstore & a Tian Tian market.

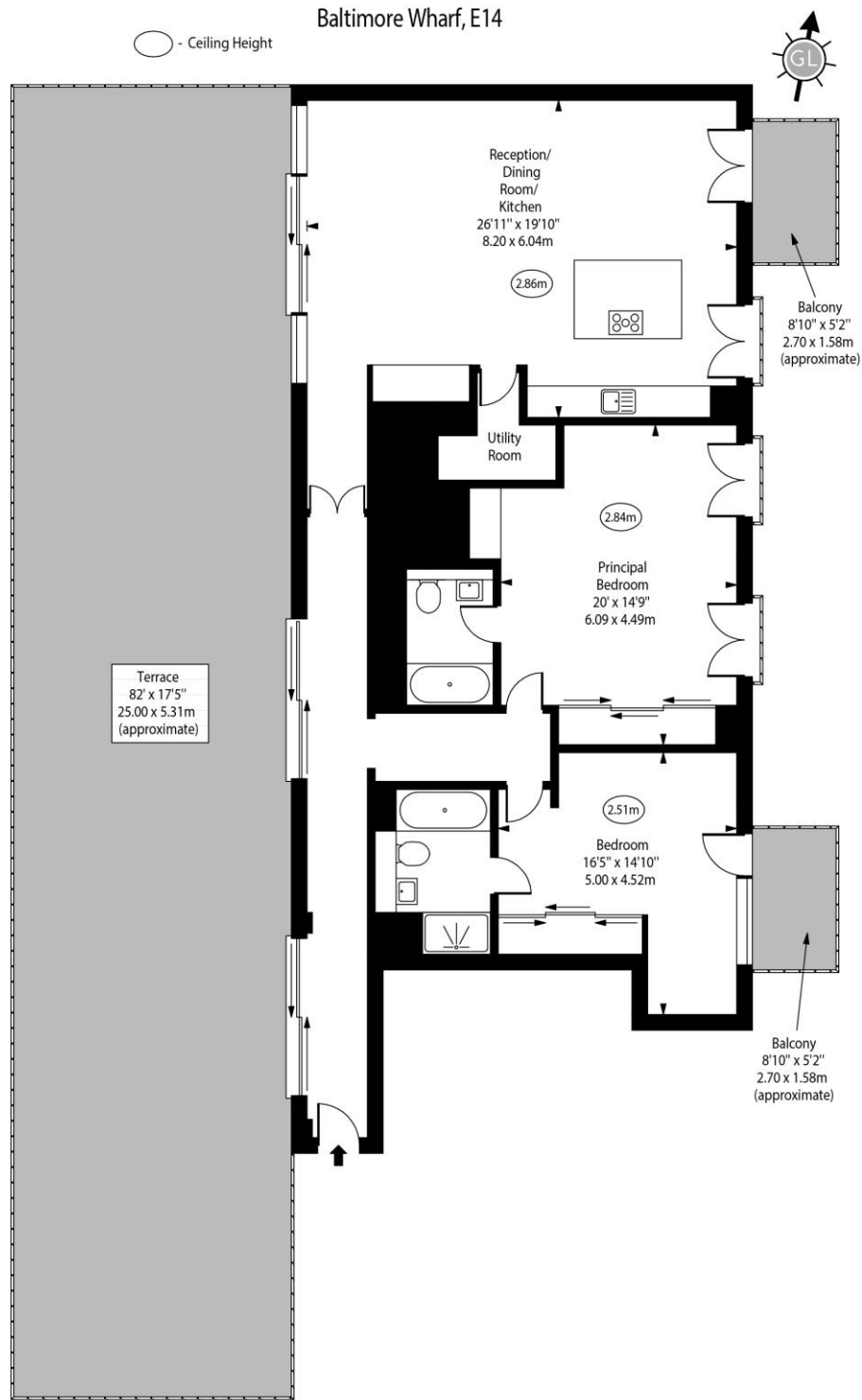
A satisfactory, universally-acceptable EWS1 form is available. 1 parking space is included & the property is sold chain-free. Furniture available by separate negotiation.

Tenure:	Leasehold – 981 years remaining approx.
Service Charge:	TBC
Ground Rent:	£1,000pa doubling every 25 years for the 1 st 99yrs of the term
Local Authority:	Tower Hamlets
Council Tax Band:	G

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

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Approx Gross Internal Area 1500 Sq Ft - 139.35 Sq M

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