



# Carmine Wharf

30 Copenhagen Place, E14

Asking Price £1,100,000

A truly special penthouse apartment located in Carmine Wharf, E14 with an exceptional, 1,400sq ft wrap-around roof terrace providing for rarely rivalled views across Canary Wharf and the City of London.



# Carmine Wharf

## 30 Copenhagen Place, E14

- Penthouse Apartment
- Expansive Roof Terrace
- Far-Reaching City Views
- 1,640sq ft of Internal Living Space
- Two En-suite Bathrooms
- Private Off-Street Parking
- Offered Chain Free





With accommodation laid out over 1,640sq ft, this apartment offers more than your average two bedroom property. The cavernous, open-plan living-kitchen is the perfect entertaining space, with all the mod-cons one would expect from a property of this standard. The 10ft high ceilings present through-out the apartment are a rare find, and create a real feeling of space. Coupled with the expansive windows and balcony doors, the apartment is continuously flooded with plenty of natural light.

Both bedrooms are large, have the benefit of stylish and well-appointed en-suite bathrooms, and can also access the expansive private roof terrace. There is plenty of storage through-out for life's bits and pieces, and a separate guest W/C in addition to the en-suites. The property comes with a secure, allocated parking space.

Carmine Wharf is situated close to local shops & amenities with a Lidl & a Tesco Local within 250m of the development. Also located within approximately 750 metres of Westferry DLR station for easy access to Canary Wharf & The City.

**Tenure:** Leasehold 108 years approx. remaining.

**Service Charge:** £7,281 pa approx.

**Ground Rent:** £250 pa. Doubling every 25 years from the Commencement Date of the Lease Term.

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| <b>A</b><br>(92-100)                        |         |                         |
| <b>B</b><br>(81-91)                         |         |                         |
| <b>C</b><br>(69-80)                         | 74      | 74                      |
| <b>D</b><br>(55-68)                         |         |                         |
| <b>E</b><br>(39-54)                         |         |                         |
| <b>F</b><br>(21-38)                         |         |                         |
| <b>G</b><br>(1-20)                          |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

### Chestertons Canary Wharf & Greenwich Sales

Harbour Island

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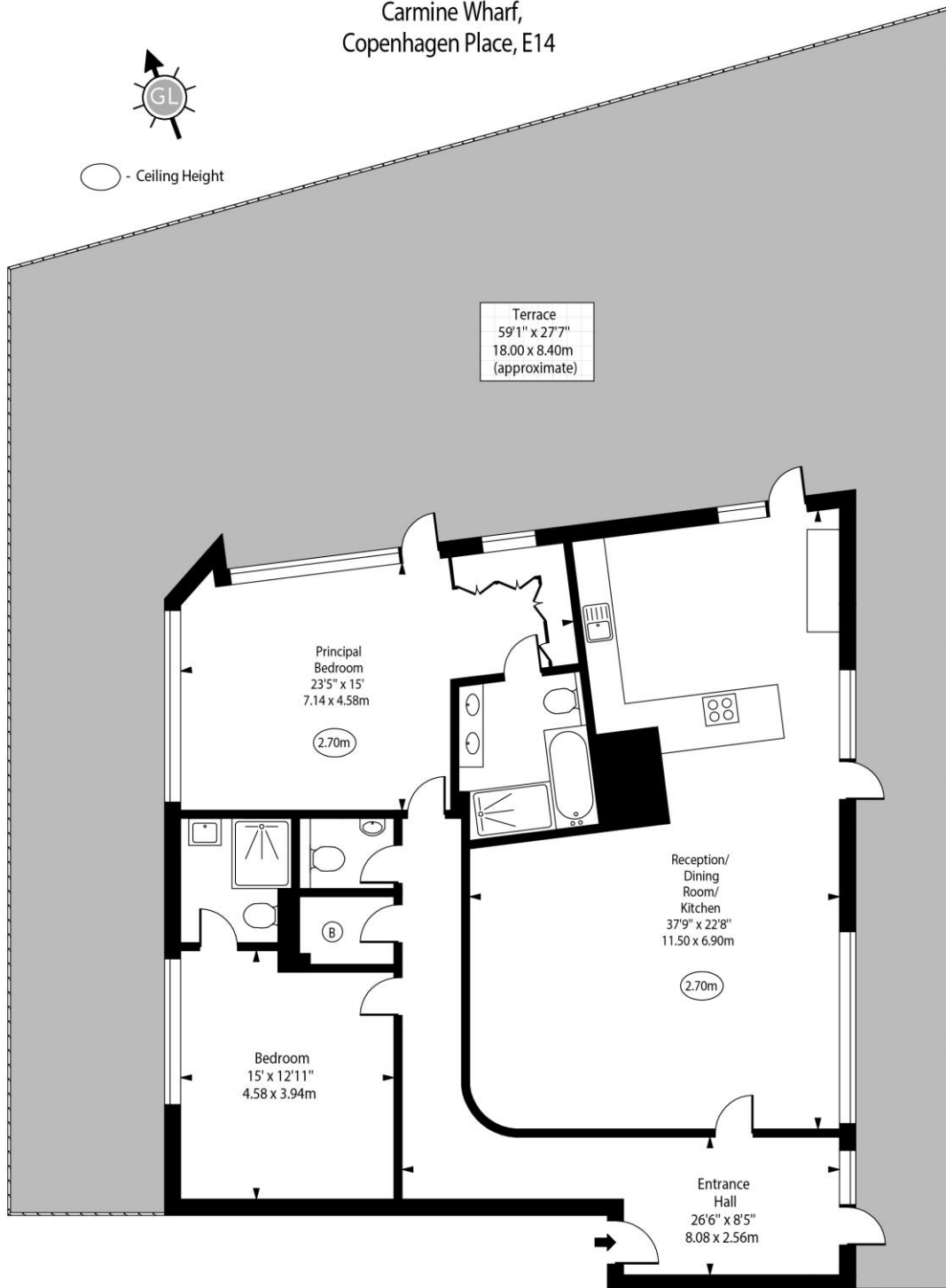
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Carmine Wharf,  
Copenhagen Place, E14



○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 1640 Sq Ft - 152.36 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 026554J

