



Baltimore Wharf

London, E14

Asking Price £550,000

A rare & spacious (1 bedroom plus study) duplex apartment in Baltimore Wharf. The apartment boasts a South-facing reception room double-height ceilings & huge floor-to-ceiling windows which bathes the apartment in natural light. Valet parking included. Offered chain-free.



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- 900sq ft ground & 1st floor duplex apartment.
- 1 bedroom (en suite) plus study; 2 bathrooms.
- Double height ceilings; floor-to-ceiling windows.
- Open-plan reception room w/sizeable kitchen.
- 24 hour concierge; huge gym; 25m swimming pool.
- Valet parking included; offered chain-free.



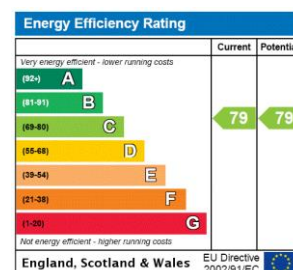
A rare & spacious (1 bedroom plus study) duplex apartment in Baltimore Wharf. The apartment boasts a South-facing reception room double-height ceilings & huge floor-to-ceiling windows which bathes the apartment in natural light. The reception room is open-plan with a high specification, fully-equipped kitchen which offers copious counter / work surface space, & benefits from a square & sensible layout which provides space for a generous dining area without impinging on the seating area. Additionally, there is an ample storage cupboard, & a full bathroom downstairs.

The main bedroom (with en suite bathroom) is situated on the first floor mezzanine overlooking the living room. Adjoining the bedroom is a large study (a more than generous double bedroom, albeit without window/natural light), making this property ideal for anyone who regularly works from home.

Baltimore Wharf offers residents a 24 hour concierge service as well as access to the highly regarded, very large & well-equipped Nuffield Health gym at Baltimore Wharf (included in the service charge) with its 25 metre swimming pool, & steam room. Baltimore Wharf is conveniently located in close proximity to a variety of cafes, takeaways, restaurants & shops (inc Tesco Local, Asda superstore & a Tian Tian market). Crossharbour DLR station is situated within 100 metres. Canary Wharf business district, shopping centre, Jubilee Line station are approximately 1km away, & the Elizabeth Line is approximately 1.25km away.

Valet parking is included & the property is offered chain-free.

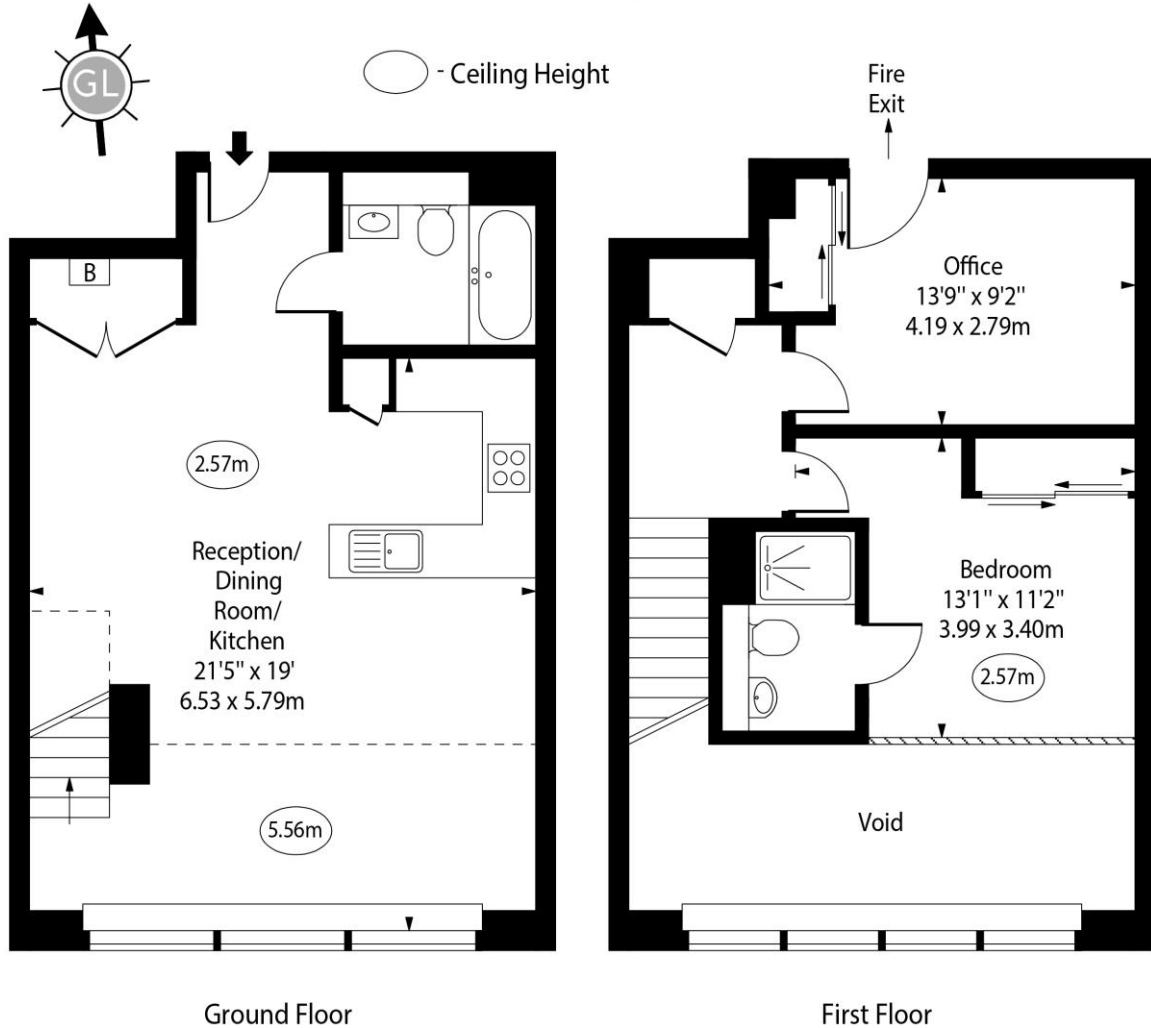
Tenure: Leasehold – 980 years remaining approx.
Service Charge: £8,526pa approx.
Ground Rent: £750pa doubling every 25th anniversary from the Commencement
Local Authority: Tower Hamlets
Council Tax Band: G



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Ground Floor

First Floor

Approx Gross Internal Area 900 Sq Ft - 83.61 Sq M
(Excluding Void)

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