



# Baltimore Wharf

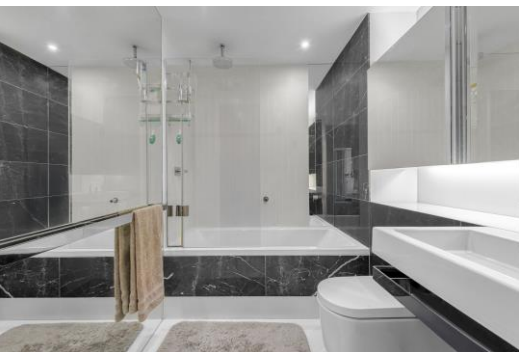
London, E14

Asking Price £450,000

A large 624sq ft one bedroom apartment in the ever-popular Baltimore Wharf development, and the perfect starter home for any would-be First Time Buyer looking across the wider Canary Wharf area.

**CHESTERTONS**





# Baltimore Wharf

## London, E14

- 7th Floor One Bedroom
- 624sq ft Internal Living Space
- Private Balcony
- Gym, Swimming Pool and Concierge Facilities
- South Quay DLR 0.35km
- Crossharbour DLR 0.15km
- Popular Canary Wharf/South Quay Development





Laid out over 624sq ft on the 7th floor of the ever-popular Baltimore Wharf development, this apartment is simply a must-see!

The internal accommodation comprises of a well-appointed, open-plan living-kitchen arrangement, with access to a private balcony with views through to Millwall Inner Dock, a generous double bedroom with a large built-in wardrobe, and a stylish bathroom suite that has been sumptuously finished.

Baltimore Wharf offers residents use of exceptional facilities. In addition to the standard 24 hour concierge service, there is also a state of the art gym (including boxing ring), and also a 25 metre swimming pool, provided by Nuffield Health. Baltimore Wharf is also superbly positioned for access to either South Quay or Crossharbour DLR, whilst Canary Wharf and all of its amenities is a short walk away.

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

**Service Charge:** £5,861 pa approx.

**Ground Rent:** £500 pa Doubling every 25 years from the commencement date of the lease for the first 99 years.

**Local Authority:** Tower Hamlets

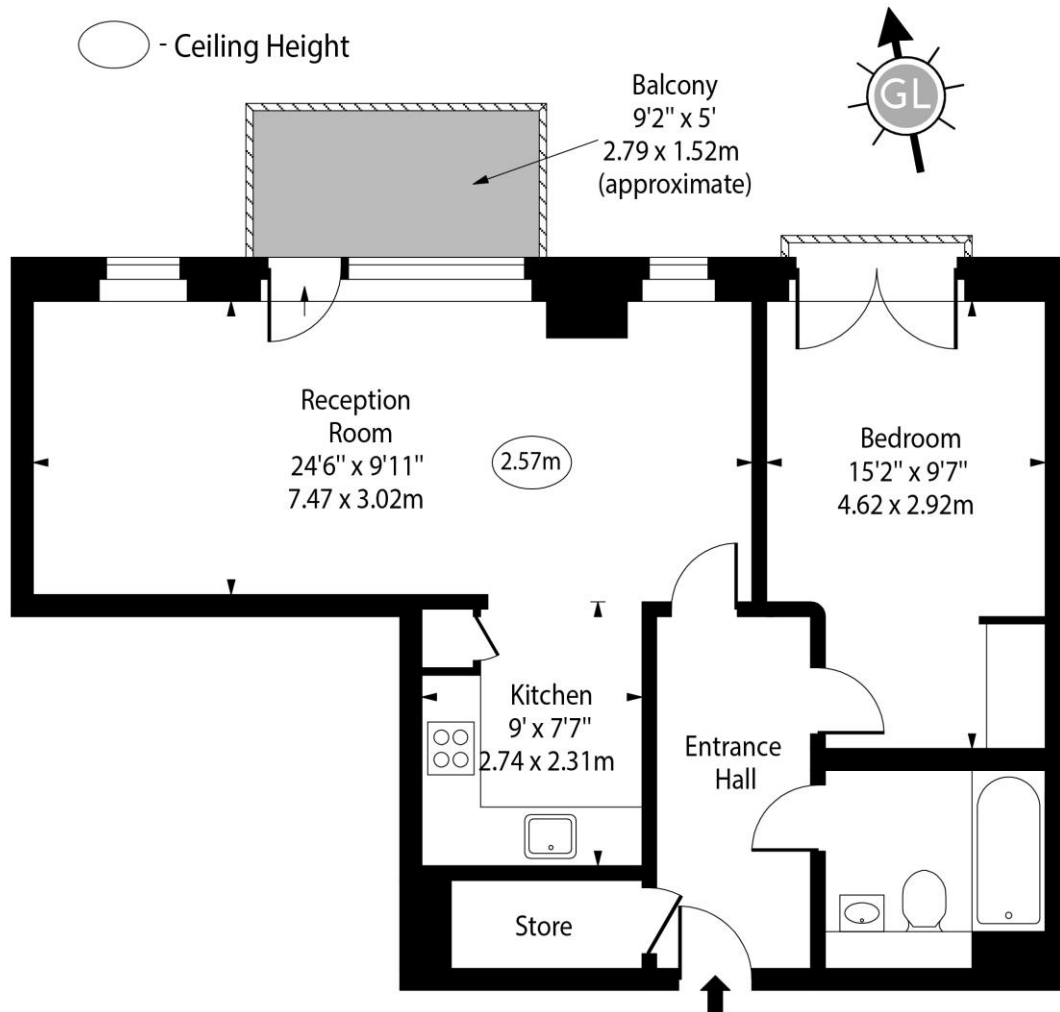
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
28 Harbour Exchange Square  
London  
E14 9GE  
canarywharf@chestertons.co.uk  
020 7510 8300  
chestertons.co.uk

## Baltimore Wharf, E14



Seventh Floor

Approx Gross Internal Area      624 Sq Ft - 57.97 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 028257E

