



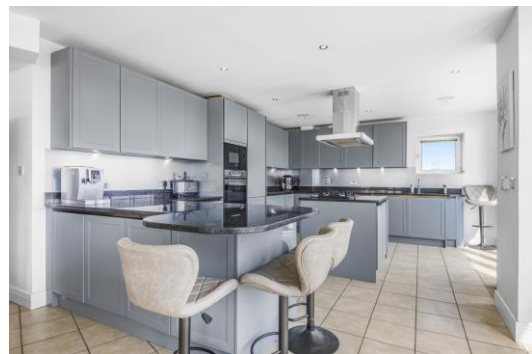
Wards Wharf Approach

London, E16

Asking Price £1,100,000

A truly outstanding 2830sq ft 16th & 17th floor 3-4 bedroom 3 bathroom duplex penthouse apartment commanding the South & East aspect of the tower, overlooking the River Thames, in the Tradewinds development, close to Pontoon Dock DLR Station. 2 allocated parking spaces are included.

CHESTERTONS



Wards Wharf Approach

London, E16

- 2830sq ft 16th & 17th floor 3-4 bedroom 3 bathroom duplex penthouse apartment.
- 2 private terraces overlooking the River Thames.
- Commanding 270 degree views encompassing the river.
- 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 2830sq ft 16th & 17th floor 3-4 bedroom 3 bathroom duplex penthouse apartment commanding the South & East aspect of the tower, overlooking the River Thames, in the Tradewinds development, close to Pontoon Dock DLR Station. The apartment boasts incomparably majestic views over The River Thames towards Shooters Hill 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, as well as a 4th bedroom or study upstairs.

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. A1-rated EWS1 form - universally acceptable to all lenders.

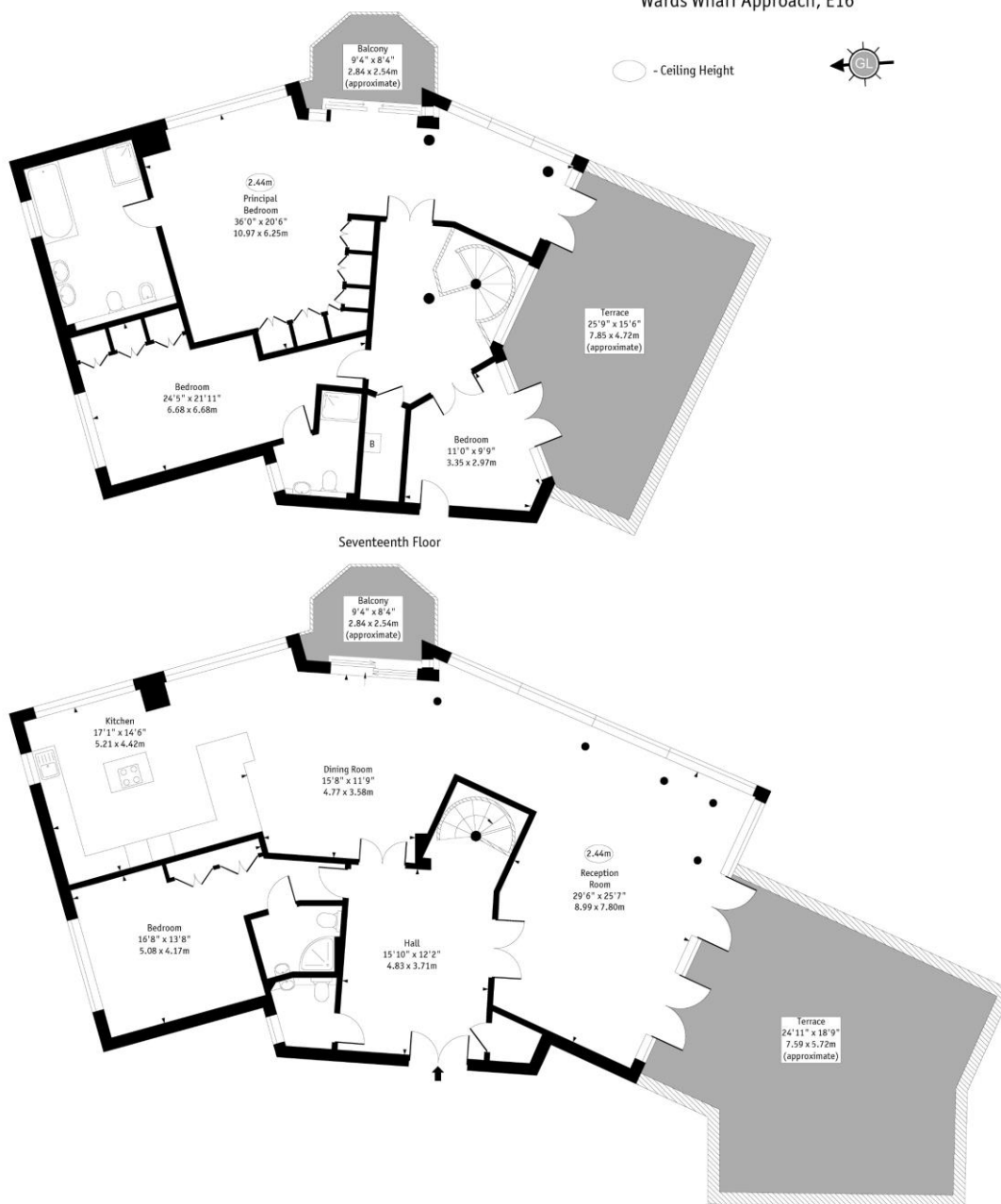
Tenure:	Leasehold – 974 years remaining approx.
Service Charge:	£8,116pa approx.
Ground Rent:	£315pa increased every 21st Anniversary of the Commencement Date
Local Authority:	Newham
Council Tax Band:	H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area 2830 Sq Ft - 262.91 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 theRICS IPMS 2. Not To Scale. www.goldlens.co.uk Ref. No. 027968EH

