



Baltimore Wharf

London, E14

Asking Price £600,000

A 920sq ft 11th floor 2 bed 2 bath apartment in the sought-after Baltimore Wharf development with a dual-aspect reception room with a balcony facing West towards the dock. The property boasts floor-to-ceiling windows throughout & valet parking. Offered chain-free.

CHESTERTONS



Baltimore Wharf

London, E14

- 920sq ft 11th floor 2 bedroom 2 bathroom apartment with 2 balconies.
- Dual aspect with West-facing balcony towards the dock.
- Located very close to Crossharbour DLR station & within 1km of Canary Wharf.
- Excellent on-site facilities include: 24hr concierge, huge gym & 25m swimming pool.
- Valet parking; offered chain-free.



A 920sq ft 11th floor 2 bedroom 2 bathroom apartment in the sought-after Baltimore Wharf development with a dual-aspect reception room with a balcony facing West towards the dock. The property boasts floor-to-ceiling windows as well as a high specification modern finish throughout.

Baltimore Wharf offers residents excellent on-site facilities including access to the Nuffield Health gym (a huge gym over 2 levels, including boxing ring), with its 25m swimming pool, 24hr concierge & valet parking.

Baltimore Wharf is located within 100m of Crossharbour DLR station, with the shops, cafes, takeaways of Pepper Street also very close by, & Canary Wharf approximately 1km away, offering close proximity to the business district, shopping centre, Jubilee Line & Elizabeth Line stations.

Valet parking is included, & the property is sold chain-free with vacant possession.

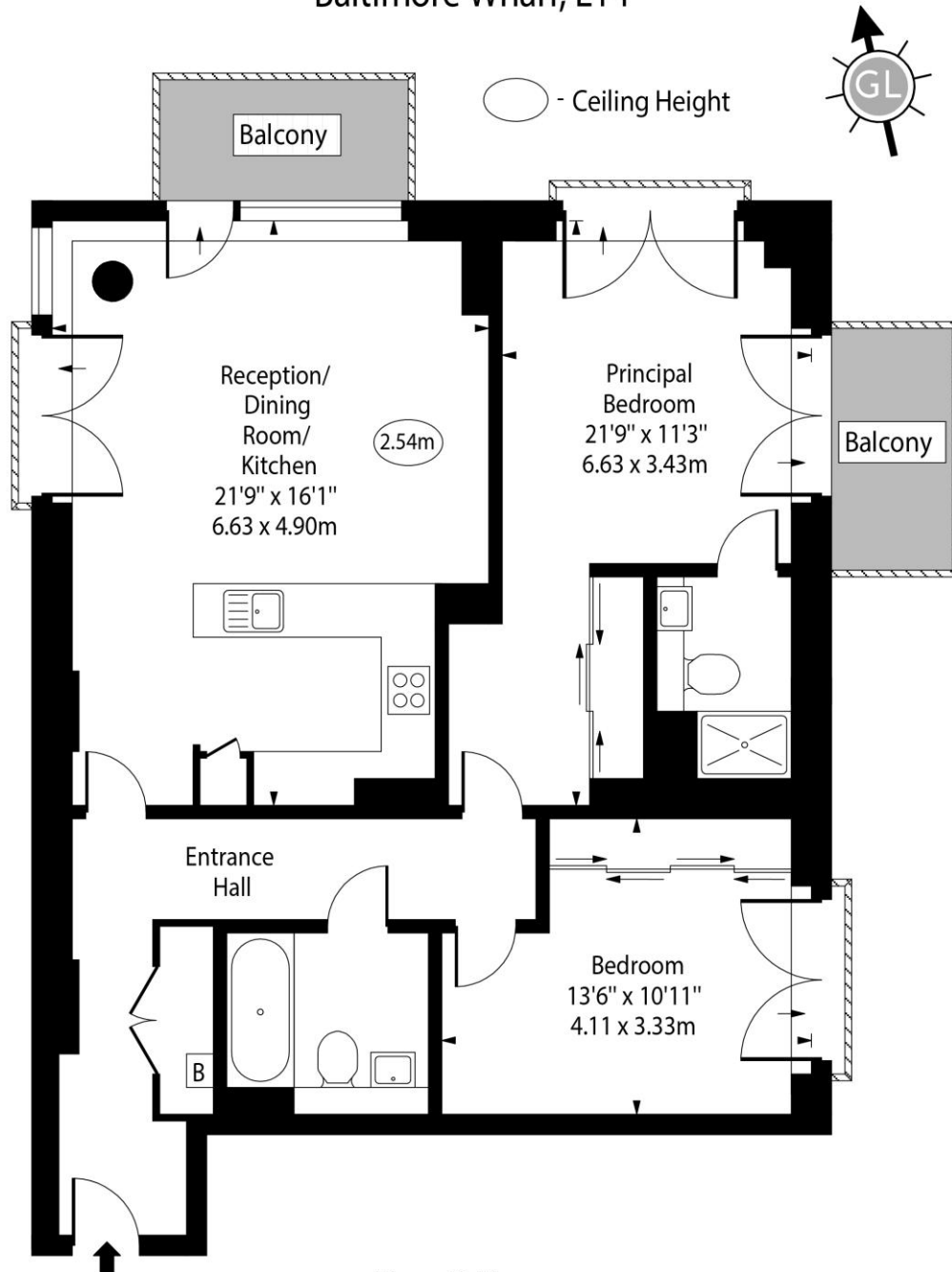
Tenure:	Leasehold – 980 years remaining approx.
Service Charge:	£8,833pa approx.
Ground Rent:	£750pa
Local Authority:	Tower Hamlets
Council Tax Band:	E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Eleventh Floor

Approx Gross Internal Area 920 Sq Ft - 85.47 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. Not To Scale.

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