



New Providence Wharf

1 Fairmont Avenue, E14

Asking Price £350,000

A 4th floor 1 bedroom apartment in this riverside development located close to Canary Wharf. Offering a modern finish throughout, full leisure facilities, balcony, & 24-hour concierge.

CHESTERTONS



New Providence Wharf

1 Fairmont Avenue, E14

- 583sq ft 4th floor 1 bedroom 1 bathroom apartment with balcony.
- Separate fitted kitchen.
- Large residents' gym, 25m swimming pool, Jacuzzi, sauna & steam room.
- 24hr concierge & site security.
- Parking available to rent.



A beautiful interior-designed 583sq ft 1 bedroom 1 bathroom 4th floor apartment in the sought-after New Providence Wharf development. The property is filled with impeccable wooden flooring throughout & flooded with plenty of natural lighting. The property benefits from floor-to-ceiling windows throughout the living area, with soft carpet throughout the bedroom. The property overlooks the development's communal gardens & offers lovely views.

New Providence Wharf benefits from exceptional on-site facilities which include: 24-hour concierge & site security, a large residents' gym (which is on a par with many commercial gyms, & offers classes in its studios), a 25-metre swimming pool, Jacuzzi pool, sauna & steam room.

New Providence Wharf is located a stone's throw from Blackwall DLR station for easy access to The City & to City Airport. Canary Wharf's business district, Jubilee Line station & Elizabeth Line station are all within easy reach. Local amenities include a couple of convenience stores, an on-site cafe, Radisson Hotel, & nearby Italian restaurant. At Canary Wharf, a panoply of shops, bars, cafes, & restaurants can be found to satisfy all tastes.

Tenure: Leasehold 975 years approx. remaining

Service Charge: £4,500 pa approx.

Ground Rent: £350 pa.

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 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

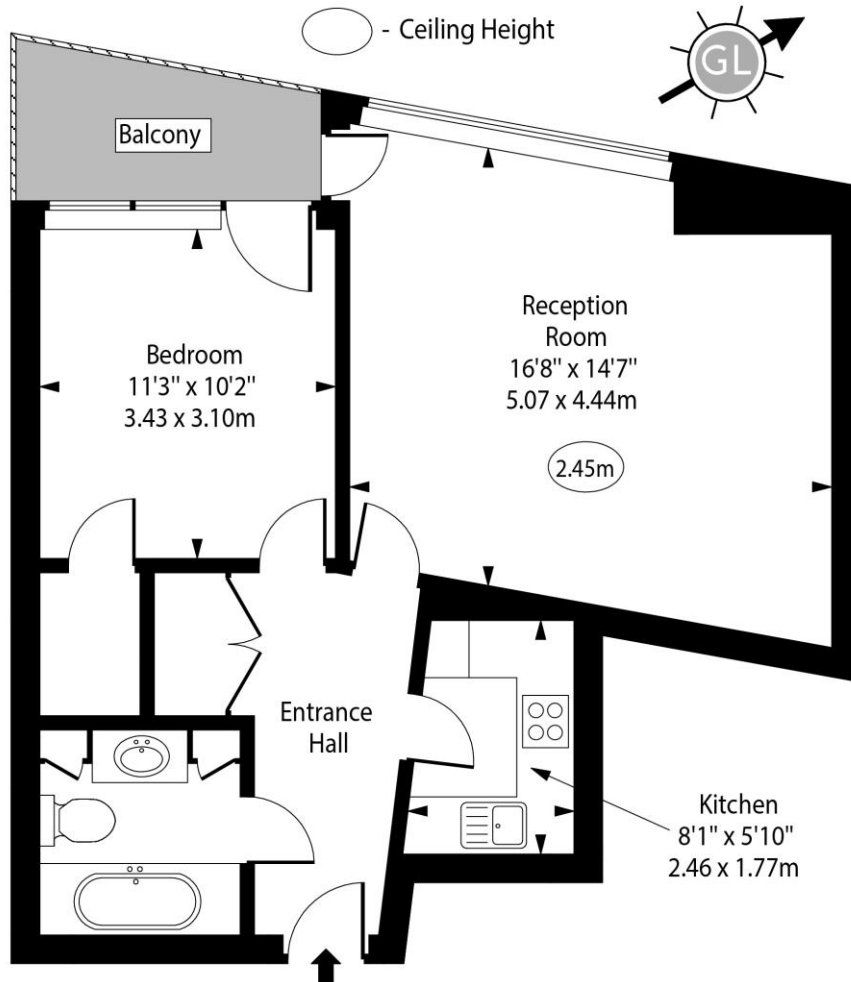
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New Providence Wharf, Fairmont Avenue, E14



Fourth Floor

Approx Gross Internal Area 583 Sq Ft - 54.16 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.

www.goldlens.co.uk

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